

CITY OF ATLANTA 2000-2004 CONSOLIDATED PLAN

TABLE OF CONTENTS

VOLUME 1

EXECUTIVE SUMMARY	i-ix
INTRODUCTION	1
I. HOUSING AND HOMELESS NEEDS ASSESSMENT	
A. General Overview	6
B. Categories of Persons Affected	7
Map 1 - 1990 Median Household Income.....	8
Map 2 - 1990 Minority Households.....	9
Map 3- Substandard Housing.....	15
Map 3a- Current Code Inspections	15a
C. Homeless Needs	16
HUD Table 1A	18
D. Other Special Needs.....	19
E. Lead-based Paint.....	20
II. HOUSING MARKET ANALYSIS	
A. General Characteristics.....	21
B. Public and Assisted Housing Inventory	22
Map 1 -Location of Section Certificates and HUD Developments.....	35
Map 2 -Location of Public Housing Developments	36
Map 3- Location of Tax Credit and Bond-Financed Projects	37
Map 4-Location of Affordable Single-Family Housing	38
Map 5-Location of HOME-Funded Projects.....	39
C. Homeless Facilities	40
D. Special Need Facilities and Services	50
E. Barriers to Affordable Housing.....	51
III. STRATEGIC PLAN	
A. General Overview	52
1. Geographic Targeting	
2. Basis for Priorities	
3. Obstacles to Meeting Underserved Needs	
4. Priorities, Objectives and Proposed Accomplishments	
5. Program Management	
B. Affordable Housing.....	56
HUD Table 2A.....	58
C. Homelessness.....	59
HUD Table 1A.....	61
D. Other Special Needs.....	64
HUD Table 1B	65
E. Non-housing Community Development Needs.....	66
HUD Table 2B	67
F. Removing Barriers to Affordable Housing.....	68

G. Lead-Based Paint Hazards	68
H. Anti-Poverty Strategy	68
I. Institutional Structure.....	71
J. Coordination.....	71
K. Public Housing Resident Initiatives (AHA).....	72
IV. YEAR 2000 ANNUAL ACTION PLAN	
A. Standard Application Form 424 (See Volume 2)	
B. Resources	73
C. Summary Annual Action Plan Activities to be Undertaken	80
1. Estimated Completion Dates and Local Objectives for 2000 Projects.....	85
2. HUD Table 3 (See Volume 2)	
D. Geographic Distribution.....	89
E. Homeless and Other Special Needs Activities.....	89
F. Other Actions to Meet Underserved Needs	89
G. Program Specific Requirements (See Volume 2)	
V. CERTIFICATIONS.....	91
VI. MONITORING	100
VII. APPENDICES	101
APPENDIX A Form 424	102
APPENDIX B Citizen Participation Plan and Comments.....	106
APPENDIX C Atlanta Housing Authority Comprehensive Grant Program (Table 4).....	111
APPENDIX D Residential Anti-Displacement and Relocation Assistance Plan.....	142
APPENDIX E References: Source Documents for 2000-2004 Plan Development.....	143

CITY OF ATLANTA 2000-2004 CONSOLIDATED PLAN

INTRODUCTION (*Section 91.200*)

Profile of Atlanta

Atlanta in 1999 is a major regional center for the southeastern United States. It is a prominent regional center which is the focal point for international activity and the hub of a twenty-county metropolitan area, the home of Georgia's capitol, and the regional headquarters for the federal government. The City of Atlanta overlaps portions of the counties of Fulton and DeKalb. In 1990, the U.S. Census reported that the City had lost 17% of its population to urban counties, but the Atlanta Regional Commission (ARC) estimates that Atlanta's population has increased by more than 8% from 1990 to 1998, from 415,200 to 426,600.

Atlanta is a diverse community, both in racial composition and the incomes of its residents. ARC estimated that the ethnic composition of Atlanta has changed slightly since 1998. Its racial composition in 1990 was 68% African American and other ethnic minorities but increased to 69% in 1990. Fifty-nine percent of households in 1990 were African American. Hispanic households accounted for 2% of the population; and Asian households were just 1% of the total number of households in 1990. While Atlanta lost population overall during the period 1980 to 1990, the Asian, Native American, and Hispanic populations increased. From 1980 to 1990, Atlanta's Caucasian population decreased by 7.6%, but has continued to increase each year since 1995.

Atlanta's minority residents live in greater concentration on the southside, southwest and the northwest. Minority concentrated areas are defined as areas where more than 50% of the residents are minority. In contrast, upper-income households are concentrated on the north side of the city.

Atlanta's households reflect a significant contrast between rich and poor. As of July 1, 1998, the median household income for the Atlanta Metropolitan Statistical Area (MSA) was \$54,700 for a household of four (as determined by HUD for Section 8 Income Limits), compared to \$22,275 in 1990 according to 1990 U. S. Census. In 1995 more than a third of Atlanta's population was below the poverty line of \$15,569 for a family of four. *The State of Cities 1999* shows Atlanta's poverty level estimated to be 33.6% in 1995, compared to 27.3% in 1989. Almost half (46%) of the households in poverty were single-parent head of household families. The age distribution of Atlanta citizens in 1995 was 11% ages 65 and older; 22% ages 14 and younger; 20% ages 15-24; and 47% ages 25-64 years.

The City of Atlanta's Vision, Values, Mission and Goals

The vision for the City of Atlanta in the years ahead is that of a city which seizes unique opportunities and shapes itself to meet the needs of the next generation. It is a vision that works to create a more humane, safe, and enjoyable place to live, work, and raise children. It is a vision that raises the quality and productivity of the lives of all its citizens. It is a vision of communities which include diversity in age, race and economic status, in which people can remain throughout their lives, because these communities are flexible enough to meet the changing needs of their residents.

A significant aspect of the City's mission is to assure that Atlanta is livable for all of its citizens. The City's neighborhoods are among its most valued assets. The City is committed to protecting, maintaining and enhancing the quality of its neighborhoods, to preserving and increasing decent, secure affordable housing for all citizens, and to increasing job opportunities and improving education.

Overview of the Consolidated Planning Process and Citizen Participation

A. The Citizen Participation Process

The City of Atlanta is committed to planning by inclusion. The City is an active participant in planning groups and forums throughout the metropolitan area and is a catalyst for continuous interaction and connectivity in its citizens' lives. Citizens, groups, and interests are represented through the City's many opportunities for active participation in the City's planning process. The City compiles the knowledge, goals and objectives derived from its planning process into the annual Comprehensive Development Plan (CDP), which tracks plans and projects in one, five and fifteen year increments. The CDP provides guidance for the City in the revitalization and strengthening of its residential neighborhoods and business communities, setting forth comprehensive development goals, policies, and objectives for the entire City and its 24 individual Neighborhood Planning Units and 12 political districts.

The City's citizen participation process relies on its Neighborhood Planning Unit, or NPU, structure. Individual neighborhoods aggregate into self-defined NPUs, which elect officers, adopt by-laws, establish monthly meeting schedules and designate representatives to the Citywide Atlanta Planning Advisory Board. NPUs are largely self-governing; the City provides support through assignment of City planners to each NPU and through preparing and mailing the monthly meeting notices and agendas to each NPUs mailing list.

The City's annual CDP process begins with January and February hearings, which are held in six different locations, for groupings of four NPUs, throughout the City. Citizen input on Citywide needs and priorities for the annual CDP document is solicited at these CDP hearings.

Atlanta's Consolidated Plan is an addendum to the CDP. The Consolidated Plan is that part of the CDP that describes the City's needs, goals and strategies relative to the federal Department of Housing and Urban Development programs funded under the Consolidated Plan: Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Preparation of the Consolidated Plan begins in conjunction with the City's early-year CDP hearings; information is provided on the Consolidated Plan grants and annual plan development process.

The Consolidated Plan process continues with an application solicitation in the spring of the year. Proposals which are received by the City in late spring are sent to the affected NPUs for review and feedback through the summer months. The City's comprehensive proposal review process incorporates the resulting citizen input into the Executive Branch funding recommendations sent to City Council in early fall. The Community Development Committee's public hearing is followed by adoption of the Consolidated Plan and Annual Action Plan by the full Atlanta City Council. The Consolidated Plan is adopted as a fourth quarter amendment to the Comprehensive Development Plan.

B. Public Forums for Participation and Input

1. Affordable Housing Forums

City representatives participate on an ongoing basis in the monthly meetings of the Atlanta Housing Forum.. The Housing Forum is an open discussion forum for entities active in affordable housing issues. It was created by non-governmental parties concerned with housing issues and its regular monthly

breakfast meetings are widely attended by non-profit agencies, for-profit developers and lending institutions, neighborhood-based organizations, local governments, and advocates for affordable housing.

The development of an Affordable Housing Strategy for the 2000-2004 Consolidated Plan began in December 1998 when the City contracted with the Atlanta Outreach Consortium (AOC), a research/planning consortium of universities operating through the Georgia Tech Research Corporation. AOC conducted an affordable housing needs assessment, prepared technical analyses of obstacles to affordable housing production, inventoried multiple forms of assisted housing, estimated the extent of substandard housing, analyzed the feasibility of instituting a housing trust fund, and documented new additions to the housing stock. As an integral part of its housing study, AOC organized and convened in early 1999 a participatory Affordable Housing Advisory Committee, and facilitated public input at the monthly Atlanta Housing Forum meetings throughout the year.

2. Public Housing Resident Input

The Housing Authority of the City of Atlanta (a.k.a. the Atlanta Housing Authority or AHA) is an independent agency that is not officially connected to the City of Atlanta. However, the City works closely with AHA in the development of affordable housing opportunities programs and the development of strategies to improve the housing stock of the City of Atlanta and housing conditions for low-income residents of the City.

AHA funds a number of programs through its Public Housing Resident Initiatives using resources under its Comprehensive Grant, Drug Elimination Program, and Operating Budget. AHA also provides a Resident Association Officers Training Program which provides on-site training for Resident Associations/Resident Management Corporations officers and members within AHA's 37 Public Housing communities. This program is implemented with assistance from Rehabilitation Exposure, Inc.

3. Homeless Assistance Forums

Assessing needs and identifying strategies to address homelessness is an ongoing process which involves local and State government, non-profit homeless service providers, and other interested parties including charitable foundations, religious organizations, and business and community groups. In Atlanta, the Homeless Action Group (HAG) was founded in the mid-1990's to provide an open discussion forum for the issues, policies, strategies, and actions that impact people who are homeless. The monthly HAG meetings are chaired on a rotating basis by one of three facilitators, which currently are directors of homeless service agencies.

The establishment of HAG has facilitated several significant local collaborations, including a Continuum of Care planning process encompassing the three most urban of the Atlanta area's local governments, the City of Atlanta, Fulton County, and DeKalb County. HAG efforts also launched, in February of 1998, a new regional planning initiative under the sponsorship of the Atlanta Regional Commission and United Way of Metropolitan Atlanta, and supported by Central Atlanta Progress, an organization of corporations located in and committed to the improvement of Atlanta's central business district. Participants in the ten-month planning process included homeless persons, providers, advocates, business leaders, faith-based organizations and political leaders representing the City, five surrounding counties and the State of Georgia. This effort resulted in adoption of a five-year regional Homeless Action Plan outlining specific actions and new programs to be implemented over the next few years.

HAG efforts also generated an independent assessment of Atlanta's homeless population, its numbers and characteristics, which was conducted in 1997 by Research Atlanta, Inc., a local non-profit research organization under the auspices of Georgia State University.

4. Forums for Housing for Persons Living With HIV/AIDS

As the implementing entity responsible for development of the metro-wide Housing Opportunities for Persons with AIDS (HOPWA) program, the City coordinates closely with Fulton, DeKalb, Gwinnett, and Cobb counties and the city of Marietta. The City also makes presentations to the Metro Atlanta HIV Health Services Planning Council, which includes a broad range of organizations and individuals active in this arena. The Planning Council oversees development of the annual HOPWA program by setting priorities and policies, reviewing the proposals received by the City (as the lead HOPWA jurisdiction for the Atlanta metro area) and assisting in the formulation of funding recommendations. The City's coordination with the Planning Council includes a close working relationship with Fulton County Ryan White staff, to ensure that these two funding sources maximize limited resources and do not duplicate services.

The City has taken aggressive action to study the special housing needs of persons living with HIV/AIDS and to develop community agreement on strategies to address those needs. In June 1997, the City of Atlanta HOPWA Program contracted with AIDS Housing of Washington to conduct an HIV/AIDS housing needs assessment, facilitate community-wide planning meetings and produce the region's first HIV/AIDS housing plan. The assessment and planning process took approximately twelve months and involved persons living with HIV/AIDS, homeless providers, HIV/AIDS housing and services providers and advocates, HOPWA local/state participating governments, Metro-Atlanta HIV Health Services Planning Council members and health districts within the 20-county EMSA. The *Atlanta EMSA HIV/AIDS Housing Plan*, and the *HIV/AIDS Standards of Care* were adopted in January of 1999. These documents, which incorporated the extensive public input received throughout the planning process, have been made a part of the 2000-2004 Consolidated Plan.

5. Other Coordination and Consultation

The City of Atlanta recognizes that the responsibility for addressing the needs of the low and moderate income citizens of this City requires the coordination of the City's resources with those of the private sector and other public-sector entities, including the Housing Advisory Board, the Homeless Action Group, the Atlanta Neighborhood Development Partnership, and other housing, economic development, and service providers.

The City intends to continue to work with these other programs and to maximize limited resources to address the problems of low and moderate income citizens.

The Atlanta Development Authority (ADA) is a public authority created by the City of Atlanta to promote the revitalization and growth of the City through a comprehensive and centralized program focusing on community development and redevelopment. The ADA represents a consolidation of the City's economic and community development efforts in real estate, finance, marketing and employment, for the purpose of providing a focal point for improving Atlanta's neighborhoods and the quality of life for all of its citizens.

The Consolidated Plan will be submitted to the Atlanta Regional Commission, which allows for a review and comment period for jurisdictions in the Regional Planning District, including public and private agencies that might be impacted by activities as proposed in the Consolidated Plan. Any comments received through this process will be forwarded to the City and maintained by the Atlanta Regional

Commission. Fulton and DeKalb Counties will also receive copies of the Consolidated Plan for review and comment. The City and these two counties periodically collaborate on common projects, such as homeless needs assessments, recommendations for HOPWA funding, and development of priorities for HUD funding under the non-entitlement homeless programs.

The Consolidated Plan will be submitted to the State's A -95 Clearinghouse Office, which will then submit the Plan to State agencies and surrounding jurisdictions for review and comment. Any comments received through this process will be forwarded to the City for response and comment. City staff will then be responsible for responding to comments.

Summary of Public Comments

Public input on the 2000-2004 Consolidated Plan's affordable housing sections was solicited in the 1999 development of the Affordable Housing Strategy by the Atlanta Outreach Consortium. This strategy document is still in preparation; however, key policy recommendations which have already emerged were taken into account during preparation of the 2000-2004 Plan. Also, the City distributed the draft Citizen Summary from the Plan at the October 1999 meeting of the Housing Forum, and received specific comments and suggestions which are being incorporated into the final Affordable Housing Strategy.

For the homeless assistance sections of the Consolidated Plan, input came largely from the continuing work of the Tri-Jurisdictional Collaborative, including materials from its 1999 SuperNOFA planning process; from the ongoing meetings of the Homeless Action Group; and from the regional 1998/99 Homeless Assistance Plan process. Additionally, representatives of homeless-service agencies provided policy suggestions for the City's Consolidated Plan, and several comments were received on the draft Plan materials which were circulated for review at two fall 1999 meetings of the Homeless Action Group. The input provided dealt in part with the specifics of City project funding, but also with broader policies and initiatives being generated through ongoing, multi-jurisdictional discussions of homelessness in the Atlanta area. In its Plan, the City has attempted to reflect these broader perspectives, especially the Continuum of Care priorities crafted by the Tri-Jurisdictional Collaborative.

Public input on the needs of persons living with HIV/AIDS was derived from the *Atlanta EMSA HIV/AIDS Housing Plan*. Also, the Metro-Atlanta HIV Health Services Planning Council's input is reflected in the funding decisions for the HOPWA program under the 2000 Annual Action Plan.

For the overall Consolidated Plan and the 2000 Annual Action Plan, citizen input came from two primary sources: the proposal reviews conducted by the Neighborhood Planning Units and the October 1999 public hearing conducted by the Community Development Committee of City Council. NPU feedback was incorporated into the Year 2000 project funding decisions reflected in the Plan. Comments received from the public hearing and the subsequent Council deliberative process pertained largely to specific project-funding recommendations as well, even though the draft Citizens Summary and 2000-2004 Consolidated Plan were also available for public review and comments were solicited on these documents through October 20. The public hearing comments were made mostly by agency representatives and supporters requesting increases in project funding levels. As a result of the input received, several changes in project funding were made by the Atlanta City Council in its November deliberations and adoption of the Plan.

HOUSING AND HOMELESS NEEDS ASSESSMENT (Section 91.205)

I. A. General Overview

According to the Atlanta Outreach Consortium's *Assessment of Atlanta's Affordable Housing Inventory*, an estimated 46,993 (49.4%) of all renter households in 1998 paid 30% or more of their monthly income for housing expenses, and an estimated 16,153 (22.1%) of all owner-occupied households in 1998 paid 30% or more for housing expenses. Of the City's cost-burdened renters, 9,197 lived in overcrowded households, with more than one person per room, typically in smaller apartments or single-family homes, and 3,009 owner-occupied households had more than one person per room.

According to a study by Research Atlanta in 1997, every night in Atlanta an estimated 11,000 persons are homeless. For purposes of this Plan, homelessness is defined as lacking a fixed/regular and adequate night-time residence or living in a supervised shelter, temporary residence, etc. More than 7,000 of these individuals have special needs due to various conditions, such as substance abuse, mental illness, or HIV/AIDS. There are approximately 2,456 supportive housing beds in the entire Atlanta MSA for the estimated 7,425 and more homeless people with special needs.

The City contracted with the Atlanta Outreach Consortium (AOC), a research/planning consortium of universities operating through the Georgia Tech Research Corporation, to provide and facilitate consultation on the development of an affordable housing needs assessment and strategic plan. The primary data sources used by AOC included the U.S. Census (1990), "American Housing Survey (1996), HUD "Community 2020 Software", the Atlanta Region Commission: 1998 Population and Housing Report, and the City of Atlanta 2000 Comprehensive Development Plan (draft).

The Atlanta Outreach Consortium (AOC) housing assessment focuses on renters and owner-occupied households with housing problems and income less than 51 percent of the area median. Categories of affected persons assessed include the elderly, single persons, large families, and persons living with HIV/AIDS and other disabilities. The phrase "housing problems" throughout this document refers to any of the following housing conditions, as recognized by HUD:

- homelessness (*lacking a fixed/regular and adequate night-time residence; or living in a supervised shelter, temporary residence, etc.*)
- cost burden (*paying more than 30% of gross income for rent or mortgage and associated costs, i.e. utilities and fuel, and owner-occupied property debt/insurance, real estate taxes, and considered at risk of homelessness*)
- overcrowding (*more than 1.01 persons per habitable room*)
- physically substandard (*units that do not meet HUD housing quality standards and/or local housing codes*)
- lacking complete plumbing

The City's consultation on homeless/special needs and planning strategies involved very broad-based community participation.

The City has taken aggressive action to study special needs housing and develop community agreement on strategies to address those needs. In June 1997, the City of Atlanta HOPWA Program contracted with AIDS Housing of Washington to conduct an HIV/AIDS housing needs assessment, facilitate community-wide planning meetings and produce the region's first *Atlanta EMSA HIV/AIDS Housing Plan*. The assessment and planning process took approximately twelve months and involved persons living with HIV/AIDS, homeless providers, HIV/AIDS housing and services providers and advocates, HOPWA local/state participating governments, Metro-Atlanta HIV Health Services Planning Council members and health districts within the 20-county EMSA.

Assessing needs and identifying strategies to address homelessness is an ongoing process which involves local and State government, non-profit homeless service providers, and other interested parties including charitable foundations, religious organizations, and business and community groups. In Atlanta, the Homeless Action Group (HAG) was founded in the mid-1990's to provide an open discussion forum for the issues, policies, strategies, and actions that impact people who are homeless. The monthly HAG meetings are chaired on a rotating basis by one of three facilitators, which currently are the director of a homeless service agency, the head of a local charitable foundation, and an Atlanta City Councilmember. Meetings are widely advertised and are open to all interested persons.

I. B. Categories of Persons Affected

1. Number and Type of Persons in Need

The City of Atlanta's population was 426,600 persons in 1998, based on Atlanta Regional Commission: 1998 Population and Housing Report and National Planning Data Corporation with interpolation by the City's Bureau of Planning. The number of households estimated for 1998 was 167,977, a 7.85% increase over the 1990 U.S. Census data. The area median household income increased from \$22,275 to \$54,700 (a 145.6% increase) between 1990 and 1998, and Atlanta's unemployment rate decreased from 7.2% in 1990 to 3.2% in 1999. However, 33.6% of the City's population was at or below the poverty rate, and Research Atlanta estimated that in 1997 11,000 individuals were homeless at any given time in Atlanta.

Atlanta's minority residents live in greater concentration on the southside, southwest and the northwest area of the city. Minority concentrated areas are defined as areas where more than 50% of the residents are minority. "Areas of low-income concentration" are defined as areas where more than 50% of the residents earn less than 80% of the median income. Map 1, "1990 Minority Population," shows the percentage of minority population by census tract. Map 2, "1990 Median Household Incomes" clearly depicts the concentrations of very low- and other low-income households as living across the central and south side of the city.

Chart I. B. 1. Households by Income Category and Tenure

1998 Estimated Median Family Income	Renters			Owners			Total Households		
	1990	1998	%	1990	1998	%	1990	1998	%
Extremely Low Income: 0-30% MFI (0-\$16,410)	32,460	35,624	37.5%	9,375	9,868	13.5%	41,835	45,078	26.8%
Very Low Income: 31-50% MFI (\$16,957-27,350)	14,380	15,782	16.6%	6,854	7,225	9.9%	21,244	22,891	13.6%
Other Low Income: 51-80% MFI (\$27,897-43,760)	16,939	18,590	19.6%	10,602	11,159	15.3%	27,536	29,676	17.7%
Moderate Income: 81-95% MFI (\$44,307-51,965)	5,929	6,507	6.8%	5,223	5,496	7.5%	11,152	12,016	7.2%
Total Households 0-95% MFI	69,708	76,502	80.5%	32,064	33,750	46.2%	101,772	109,660	65.3%
Total All Households	86,585	95,024		89,309	72,953		155,894	167,977	

Insert Map 1

Insert Map 2

CHART I.B.2a Housing Assistance Needs of Low & Moderate Income Households Based Upon 1990 Census Data

Household by Type, Income, & Housing Problem	Renters				Owner				Total House- holds (I)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)	Total Owners (H)	
1. Very Low Income (0 to 50% MFI)*	10,123	18,763	5,165	12,789	46,840	8,121	8,118	16,239	63,079
2. 0 TO 30% MFI*	7,728	13,404	3,578	7,752	32,460	5,107	4,268	9,375	41,835
3. % with any Housing Problems	62%	68%	82%	75%	70%	70%	80%	75%	71%
4. % Cost Burden 30%	61%	63%	59%	74%	65%	69%	76%	72%	67%
5. % Cost Burden 50%	34%	46%	45%	61%	47%	45%	61%	52%	48%
6. 31 to 50% MFI*	2,395	5,359	1,589	5,037	14,380	3,014	3,850	6,864	21,244
7. % with any Housing Problems	55%	63%	80%	84%	71%	35%	66%	52%	65%
8. % Cost Burden 30%	54%	59%	47%	83%	65%	34%	59%	48%	60%
9. % Cost Burden 50%	15%	13%	7%	31%	19%	12%	30%	22%	20%
10. Other Low-Income (51 to 80% MFI*)	1,598	5,871	1,309	8,156	16,934	3,051	7,551	10,602	27,536
11. % with any Housing Problems	35%	34%	69%	48%	44%	21%	43%	36%	41%
12. % Cost Burden 30%	34%	26%	12%	47%	36%	21%	36%	32%	34%
13. % Cost Burden 50%	6%	2%	0%	4%	3%	6%	8%	8%	5%
14. Moderate Income (81-95% MFI*)	437	2,074	401	3,017	5,929	996	4,227	5,223	11,152
15. % with any Housing Problem	29%	12%	60%	20%	21%	17%	28%	26%	23%
16. % Cost Burden 30%	29%	6%	0%	17%	13%	16%	22%	21%	17%
17. % Cost Burden 50%	13%	0%	0%	0%	1%	1%	3%	4%	2%
18. Total Households	13,473	31,678	7,586	33,848	86,585	18,498	50,811	69,309	155,894
19. % with any Housing Problems	52%	48%	75%	45%	50%	31%	29%	30%	41%

CHART I.B.2b Projected Year 2000 Housing Assistance Needs of Low & Moderate Income Households*

Household by Type, Income, & Housing Problem	Renters				Owner				Total House- holds (I)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)	Total Owners (H)	
1. Very Low Income (0 to 50% MFI)*	11,298	20,970	5,764	14,273	52,275	8,718	8,714	17,432	69,707
2. 0 TO 30% MFI*	8,625	14,959	3,993	8,652	36,227	5,482	4,582	10,064	42,290
3. % with any Housing Problems	62%	68%	82%	75%	70%	70%	80%	75%	71%
4. % Cost Burden 30%	61%	63%	59%	74%	65%	69%	76%	72%	67%
5. % Cost Burden 50%	34%	46%	45%	61%	47%	45%	61%	52%	48%
6. 31 to 50% MFI*	2,673	5,981	1,773	5,621	16,049	3,235	4,133	7,368	23,417
7. % with any Housing Problems	55%	63%	80%	84%	71%	35%	66%	52%	65%
8. % Cost Burden 30%	54%	59%	47%	83%	65%	34%	59%	48%	60%
9. % Cost Burden 50%	15%	13%	7%	31%	19%	12%	30%	22%	20%
10. 51 to 80% MFI* (Other Low-Income)	1,783	6,552	1,461	9,102	19,899	3,275	8,106	11,381	30,280
11. % with any Housing Problems	35%	34%	69%	48%	44%	21%	43%	36%	41%
12. % Cost Burden 30%	34%	26%	12%	47%	36%	21%	36%	32%	34%
13. % Cost Burden 50%	6%	2%	0%	4%	3%	6%	8%	8%	5%
14. Moderate Income (81-95% MFI*)	488	2,315	448	3,367	6,617	1,069	4,538	5,607	12,224
15. % with any Housing Problem	29%	12%	60%	20%	21%	17%	28%	26%	23%
16. % Cost Burden 30%	29%	6%	0%	17%	13%	16%	22%	21%	17%
17. % Cost Burden 50%	13%	0%	0%	0%	1%	1%	3%	4%	2%
18. Total Households	15,036	35,354	8,466	37,776	96,632	18,498	50,811	74,401	171,033
19. % with any Housing Problems	52%	48%	75%	45%	50%	31%	29%	30%	41%

(*) Projected housing assistance needs are based upon 2000 projections extrapolated from 1990 US Census and ARC 1998 Population and Housing data..

The 1990 U.S. Census reported that 60% of the City's households had low or very low income, with one third of these households earning less than \$15,000 annually in 1989. Chart I.B.1 above shows that 40% of households in 1998 had income at and below 50% of the Atlanta area median income. The Atlanta Outreach Consortium (AOC) *Housing Needs Assessment* (May 1999) showed that in 1998, both renters and homeowners were more likely to pay over 30% of their income for their housing, and/or live in over-crowded housing units, than in 1990. A small and declining percentage (0.25%) of these households experienced inadequate plumbing facilities between 1990 and 1998.

Extremely Low-Income and Very Low-Income

"Extremely low-income" households are defined as earning up to 30% of the median household income. "Very low-income" households are defined as earning between 30% and 50% of the median household income. According to the 1990 U. S. Census, 40% of all households in Atlanta in 1989 were extremely low-income or very low-income, that is, earning up to 50% of the median household income. Twenty-seven percent of all households were extremely low-income, earning from 0-30% of the median family income. Minimum wage earners working full time fall into the lowest income class (0-30% of median family income, or annual household incomes of \$0-\$16,410).

Forty-seven percent of all **minority** households were in the extremely low-income category (0-30% of median family income), and 18.5% of all minority households were in the very low-income category (31-50% of median family income). These same percentages were true for the African American population. Of the Hispanic households, 29% were extremely low income category, and 20% were very low income.

Almost three quarters (74%) of all **very low-income households** were renters. Regardless of owner or renter status, most households in this income class experienced a "cost burden" for their housing (i.e., paid more than 30% of their income for housing expenses). Moreover, approximately half experienced a "severe cost burden" (paid more than 50% of their income for housing expenses)..

Seventy percent of all **renter** households were very low-income. Almost half (49%) of all renters were extremely low-income and earned less than 31% of the median family income. Of the 32,460 **extremely low-income renter households**, 82% of the 3,576 large families (5 or more persons) experienced housing problems, the highest percentage in the income category. Housing problems included overcrowding, cost burdens, and substandard conditions. Housing problems were experienced by 62% of the elderly households, 68% of the small related households, and 75% of all other households.

A total of 16,239 **homeowners** were extremely low and very low-income in 1989. Most of them (58%) were extremely low-income. Of the 9,375 extremely low-income owners, more than half (54%) were elderly. Housing problems were experienced by three-fourths of all extremely low-income owners, 70% of the elderly extremely low-income homeowners, and 80% of all other extremely low-income owners. More than half of the homeowners in this category experienced a severe cost burden to maintain their homes (e.g., they paid more than 50% of their income for housing costs).

The demographics shifted in the 31-50% of median family income category. Here, the majority (56%) of owners were non-elderly households. Two-thirds of the non-elderly households had housing problems and 30% experienced a severe cost burden. Among the elderly homeowners, however, 35% reported housing problems and 12% of them experienced a severe cost burden to maintain their homes.

Low Income

Almost 20% of all households were in the "low-income" category, earning 51-80% of the median family income. The percentage of low-income households increased among **minority** populations. One fifth of African American households (approximately 18,546 households) were in this "Low-Income" category. Approximately the same percentage held true for Hispanic and Native American populations, with

household figures of 493 and 53, respectively. Thirteen percent of Asian and Pacific Islander populations totaling 139 households were reported in this category.

Thirty-four percent of all low income households, owner and renter, reported a cost burden, and 5% reported severe cost burden. Forty-one percent of low-income **renter households** reported housing problems. Two-thirds (69%) of the large related renter households reported any housing problems, but only 12% of them reported a cost burden. This indicates that they might have been living in over-crowded conditions and the housing stock might have needed repair, but the housing remained affordable.

Among the **small related households**, one third (34%) reported any housing problems. One quarter (26%) reported a cost burden and 2% reported a severe cost burden. Approximately 40% of elderly renters experienced a cost burden of more than 30% of their income for rent.

Homeowners fared better than their renter counterparts. Twenty six percent of the elderly, low-income homeowners experienced a cost burden. Approximately 65% of other homeowners experienced a cost burden for housing.

Moderate Income

Seven percent of the Atlanta households were moderate-income, earning between 81-95% of the median family income. There were slightly more renters than owners (5,929 renters compared to 5,223 owners). Cost burden affected 21% of homeowners and 13% of renters in this income group.

The percentages of moderate income households by **race** were very similar from group to group. Approximately 7% of both white and black households earned moderate-incomes, accounting for 4,195 and 6,460 households, respectively. Six percent of the Hispanic households (141 households) were reported in this category. Two percent of the Native American households, and 5% of the Asian and Pacific Islander households were in this category.

The percent of moderate-income households with housing problems was much smaller than in the lower income categories. The only exception was the **large related renter** households. Sixty percent of these households reported housing problems that were not related to cost burden. This suggests that overcrowded conditions and/or substandard units remained a problem for large households earning moderate-incomes. Twenty-three percent of all moderate income households reported some housing problems.

Homeowners had the higher cost burden generally due to the condition of the housing stock and the required repairs that increased their housing expenses. Among **renters**, the cost burden was most severe with elderly renters.

2. Households with Housing Problems

The AOC study projects that 63,392 (37.1%) of Atlanta households with incomes less than 95% of the area median family income will have housing problems in the year 2000. Renters are nearly three (2.7) times more likely to have housing problems than owners. Black households are disproportionately affected by housing problems. Blacks represent 85% of overcrowded renter households, and 72% of households with a housing cost-burden. Affordability is the primary problem for households in substandard housing conditions. Women are more likely to live in substandard housing conditions than are men. The median age of renters with housing problems is 36.6 years and the largest single group is between 30-39 years old. The single largest group of homeowners with housing problems is age 60 and older; but the median age for homeowners with housing problems is 48.6 years old. Two-thirds of households with housing problems are in the labor force.

According to the AOC *Housing Needs Assessment*, an estimated 45,984 (48.4%) of all renter households in 1998 paid 30% or more of their monthly income for housing expenses. Of these cost-burdened renters, 27.7% were

age 30-39, 19.3% were age 60 or older, 15.7% were age 25-29. The median rent paid by these householders was \$458 per month in a small apartment complex (5-19 units). Of all cost-burdened renters, 75% were black; and two-thirds had worked at some point during the previous year. The majority did not receive any public assistance income. Women outnumbered men by more than a 3-to-2 ratio. Nearly 27% of renters had their own children living with them. 9,197 of renters live in overcrowded households, with more than one person per bedroom, typically in smaller apartments or single-family homes.

Data on owner costs as a percentage of household income, as reported by AOC, shows that an estimated 13,530 (18.6%) of all owner-occupied households with a mortgage or loan in 1998 paid 30% or more for housing expenses. Most of these cost-burdened owners (89.1%) live in a one-family detached home. Twenty-eight percent were age 40-49; 26% were age 30-39; and 35% were 60 or older. The median mortgage/loan paid was \$491 per month. Of all cost-burdened owners with a mortgage or loan, 64.2% were black, 51.5% were male, and 76.0% were employed during 1998. The number of overcrowded owners, with more than one person per room, was 22,295 households living primarily in one-family detached homes for at least eight years.

The AOC *Housing Needs Assessment* predicts that a larger percentage of the City's households will experience housing problems in five years. Only the number of households without adequate plumbing will decrease by Year 2004. The report forecasts the following conditions by 2004:

- Approximately 3,000 more homeowners and 5,000 more renters will pay more than 30 percent of their income in rent.
- Approximately 700 more homeowners and 900 more renters will live in overcrowded housing units
- Estimated 37 percent of all households will have housing problems (70% of extremely-low-income, 71% of very-low-income, 44 percent of low-income and 21 percent of moderate-income households).
- Renters will be over 2.7 times more likely to have a housing problem than homeowners.

3. Substandard Housing

The AOC study estimated that 44,769 units, or 28.7% of the City's housing stock, are physically substandard (*i.e. units that do not meet HUD housing quality standards and/or local housing codes*). Of that number, 20,004 were multi-family units and 24,765 were single-family units (largely renter occupied homes). The estimates identify 37,632 housing units that lie in census tracts in which one-third or more of the households earn less than 30% of median family income. Seventy-two (72%) percent of the estimated 20,004 substandard multi-family units are in small developments of 10 units or less..

The study cross referenced the City of Atlanta's 1999 Code Violation Survey with property-tax delinquent parcels recorded in the 1998 City Tax Digest and 1998 Property Tax Assessment Database. The analysis was restricted to 1) housing units located in census tracts where one-third of the households have incomes below 30% of the area median family income and areas that generally have high levels of aging housing stock (built 40 years or earlier), and 2) property values assessed with a low base value ranging between \$20,000 to \$35,000. Housing units that require repairs that exceed \$2,500 were counted as substandard units.

Pockets of substandard housing units are located in neighborhoods in Atlanta-DeKalb (Edgewood, Kirkwood, East Lake, East Atlanta), south central Atlanta (Westview, Oakland City, Venetian Hills, Sylvan Hills), south Atlanta (Lakewood, South Atlanta, Polar Rock) and northwest Atlanta (Grove Park, Center Hill, Hunter Hills, English Avenue).

The high level of substandard housing conditions substantiates the need for City sponsored housing rehabilitation programs, especially in lower-income residential areas which have a high density of substandard conditions. According the AOC Study, approximately sixty-seven million dollars per year is needed over a ten year period to rehabilitate 4,000 units annually (at an average cost of \$15,000 per housing unit) to eliminate the existing substandard housing conditions in Atlanta.

Page for Map 6

I. C. Homeless Needs

In the late 1980s the growing number of homeless persons on the streets of Atlanta, and the changing nature of the homeless population from the older, male alcoholics of years past, was an unexpected development. Atlantans thought of their city as an economically thriving area, part of the Southern success story of commercial growth and job migration from the older industrialized North, a haven of opportunity for minorities, the new international city. But the swelling numbers of homeless showed that Atlanta's evolution was bringing with it the same weighty societal problems being experienced by other major urban areas throughout the country.

A 1997 report by Research Atlanta, a non-profit research organization affiliated with Georgia State University, estimated the number of homeless persons within the metropolitan Atlanta area, at any given point in time, at approximately 11,000 persons. The size of the homeless population does not appear to be shrinking; and the problems exhibited by the homeless seem to be worsening in number and severity. From HUD's 1994 *Priority: Home!* report, Atlanta's 1995-1999 Consolidated Plan noted the following significant points about the characteristics of the homeless nationally:

The largest single demographic group is single, unattached adult males, typically in their late 30's, with no children. Men outnumber women 5:1 and constitute roughly 60% of the total homeless population.

About 1/2 of homeless single adults suffer from substance abuse.

1/4-1/2 the homeless population at any single point are severely mentally ill. The mentally ill tend to be homeless for much longer periods than other homeless persons.

3 of 4 homeless men have been institutionalized previously, in jails, psychiatric hospitals, or substance abuse treatment.

Between 30-45% of homeless men are veterans.

Only 1/2 of homeless men completed high school.

Homeless families are typically headed by a single mother in her late 30s.

The Research Atlanta report confirmed the relevance of many of these findings to Atlanta, and produced new figures for the Gaps Analysis chart presented on the following page. Additional information gathered from local service providers shows that increasing numbers of Atlanta's homeless consist of newcomers, usually single men, who arrive in Atlanta with limited funds and no job, seeking the opportunities that they hope are available in the metro area. Economically marginal families with children continue to slip into homelessness; these families are usually younger than the *Priority: Home!* figures indicated, with single mothers in their twenties and two or three very young children, typically preschoolers and infants. Atlanta's homeless population continues to be largely African-American, but the growth of the Hispanic population in Atlanta is reflected by small increases in the numbers of Hispanic homeless.

In the near future, several trends may cause an increase in the number of homeless persons, both locally and nationally. Welfare reform may reduce the number of families eligible for subsidy, and will reduce the subsidy amounts for those who do remain eligible. The downsizing of the public housing stock and the expiration of significant numbers of site-based Section 8 housing contracts are likely to diminish the supply of affordable units available to the very low income in the private market. There may be a continuation of the changes in the American economy, including a decline in the real value of the minimum wage; widening income disparities in wage-based incomes; changes in the labor market, including the shift from production of goods to a service economy; globalization of the economy; and a shift in demand to more highly skilled labor. All of these factors would have a direct and negative impact on the homeless.

The Atlanta Tri-Jurisdictional Collaborative on Homelessness, in its July 1998 and June 1999 documents *Under One Roof*, identified a number of local priorities. The Collaborative emphasized the regional nature

of homelessness, noting that the current system too often re-directs the homeless to the City of Atlanta because existing services are concentrated here, and called for community-based resources throughout the region and for better identification and regional coordination of all available resources. The Collaborative recognized that the existing emergency shelter beds are often occupied by inappropriate populations, because the appropriate facilities, such as treatment centers for persons suffering from addictions and transitional housing for families, are in short supply. The continuing need for emergency shelter was noted; the Collaborative concluded that there will always be a portion of the homeless population which relies on shelters for basic survival needs, and that shelters also serve as stop-gap service points for those awaiting transitional housing placement. The critical role of supportive services was recognized, and it was estimated that each homeless individual needs at least five of these services and homeless families need six to seven. Both transitional housing and permanent supportive housing were acknowledged to be critical needs in short supply. These priorities are reflected in the Gaps Analysis.

The regional *Homeless Action Plan* identified sixteen priority projects for development over the next five years. These projects include in the *services* area: community outreach, mental health teams, regional transportation, employment assistance, women's clinics, childcare, and drug and community courts; in the *construction* area: housing for multiply diagnosed, sober housing, crisis and short-term transitional housing, and AIDS housing; and in *policy and structural change*: regional information system, standards of care for AIDS housing, bonds for 501(c)(3) funding, reduction in evictions and foreclosures, and an affordable housing statute. Some of these projects are proposed for development outside the City of Atlanta, but all of them if implemented would have significant positive impacts on the City's ability to meet the needs of its homeless population.

GAPS CHART (HUD Table 1A)

I. D. Other Special Needs

Although not homeless, there are various populations within the City that require supportive housing. These populations include the elderly, the frail elderly, persons with disabilities, and persons with HIV/AIDS and their families. The City's resources are not sufficient to address all these groups, but the City is committed to working with other entities to try to provide needed resources. There is little statistical data available on the numbers requiring supportive housing, but the City has relied on anecdotal information, projections from the 1990 Census, and other reports to identify areas requiring attention.

Based on the 1990 Census, the Atlanta Regional Commission determined that the total population over 65 years of age in Fulton County was approximately 178,000. Of this number, 16,961 (9.5%) had mobility limitations, 8,135 (5%) had self-care limitations, and 15,233 (8.5%) had both mobility and self-care limitations. Within the City of Atlanta, the percentages were higher, with 4,484 (10.4%) experiencing mobility limitations, 2,618 (6%) experiencing self-care limitations, and 4,526 (10.5%) with both mobility and self-care limitations. (Atlanta Regional Commission) The Robert Wood Johnson Foundation reported in 1996 that older persons represent one fourth of the growing population of people with chronic conditions, which include such problems as depression, vision loss, hearing loss, paralysis, diabetes, obesity, and complications from AIDS. This report suggested the need for more diverse supportive services, from supportive services in special residences to traditional medical care, and more integrated coordinated care. (Robert Wood Johnson Foundation, 1996) A study conducted for the National Institute on Aging in 1997 found that while the number of older people chronically disabled was increasing, their proportion to the total 65+ population was decreasing, perhaps due to better health care and nutrition and medical advances. This study suggested that the need for independent living facilities for the elderly was increasing. The Atlanta Outreach Consortium found that 52% of elderly renters and 31% of elderly homeowners reported housing problems (1999). A task force of the Atlanta City Council, in conjunction with the City's Department of Planning, Development and Neighborhood Conservation, is currently studying the problem of affordable housing for senior citizens.

Special housing needs are also experienced by persons with physical, mental and developmental disabilities. The Center for Rights and Resources (a.k.a. disAbility Link) states that a large majority of their calls for assistance request either housing or transportation. The Center has found that "housing is the top problem" for people with disabilities. Some of the housing issues described include: new apartments are being built and old ones are being renovated that do not meet accessibility requirements; many apartment complexes with good accessibility are on the high end of the rent scale and are, therefore, out of reach of many people and seriously strain the budget of those who live there because of the lack of other options; the waiting list to receive subsidized housing through the Atlanta Housing Authority, even with the disability priority, may be over 3 years; and finally, many housing units designed to be accessible for the handicapped are being occupied by people who do not require accessible units, thereby greatly diminishing the units available to those who require special modifications. (disAbility Link: Center for Rights and Resources, 1999) Similarly, people with mental disabilities requiring some form of supportive services find limited options within the metropolitan area.

The Georgia Department of Human Resources reported that as of June 1999, the metro Atlanta area had 6,729 persons living with AIDS. Of this number, approximately 64% are African American, 33% are white, and 2.7% are Hispanic and other ethnic groups. Fifteen percent of adults and adolescents living with AIDS are women, and 79% are over the age of 30. The City estimates that the majority of people living with AIDS in the metropolitan Atlanta area are in need of supportive housing, but the supply of affordable units with services is limited.

As of June, 1999, 64.3% of the persons reported to be living with AIDS in the Atlanta EMSA are African American, 33.0% are white and 2.7% are Hispanic and other ethnic groups. These data show an increase in the African American share of total known living AIDS cases (from 62% in August 1997), while the white and Hispanic and other ethnic groups show decreases in their share of total persons living with AIDS.

Fifteen percent of adults and adolescents reported living with AIDS are women. The adult transmission data show an increase in the percentage of persons contracting HIV through heterosexual contact, from 11% in 1997 to nearly 12% (11.9%) as of June 1999. The category of “risk not reported or identified” increased from 10% in cases reported in 1997 to 11.1 % in June, 1999. All other categories show a decrease in percentage of total.

Persons over the age of thirty who are reported as living with AIDS increased from 78% of total cases in 1997 to slightly more than 79% (79.2%) in 1999. This increase may be an indication that people with a diagnosis AIDS in metro Atlanta are living longer. The percentage of children under the age of 19 increased from less than 1% in 1997 to 1.2% in 1999 . All of the 45 children living with AIDS were reported as having mothers with or at-risk for HIV infection. The percentage of persons ages 20-29 decreased from 21% in 1997 to 19.6% of the total reported persons living with AIDS in 1999.

The City of Atlanta is the entitlement grantee for the HOPWA program that covers the 20-county metropolitan Atlanta area. The City adopted a policy recommended by the Metro Atlanta HIV Health Services Planning Council in the first year of the program that states that the HOPWA resources should be dispersed throughout the metropolitan area so that programs can be provided to persons within their own community.

The counties included in the eligible HOPWA area are as follows:

Barrow	DeKalb	Newton
Bartow	Douglas	Paulding
Carroll	Fayette	Pickens
Cherokee	Forsyth	Rockdale
Clayton	Fulton	Spalding
Cobb	Gwinnett	Walton
Coweta	Henry	

The majority of the services for persons living with HIV/AIDS are concentrated in two central counties: Fulton and DeKalb. To emphasize the need to disperse services, the HOPWA program maintains a target goal that approximately 15% of the available funding will support programs located outside these two counties and programs that provide housing assistance funds through the HOPWA program to persons in the outlying counties.

The supply of housing for persons with addictions or in recovery from alcohol or other drug abuse is extremely limited. There is a need for both substance-abuse treatment facilities and for transitional and permanent housing for persons in recovery.

There is a significant waiting list for persons seeking public housing units. While priority has been given to homeless persons, there are many people currently living in sub-standard housing who are waiting for these units. The City works with the Atlanta Housing Authority to maximize the availability of affordable housing for low-income citizens.

I. E. Lead-Based Paint Hazards

The Safety, Health, and Environmental Technology Division of Georgia Tech Research Institute compiled a report, *Estimate of Housing with Lead-based Paint in the City of Atlanta*, to determine the potential extent of lead-based paint hazards in Atlanta's housing stock. Data indicate that many Atlanta households could be at risk of lead-based paint hazards. The report estimates that 5,468 housing units are likely to house children under the age of six with blood lead levels above the Centers for Disease Control's level of concern (10mg/dl). As many as 11, 961 houses built before 1940 may have lead based paint or lead hazards.

II. HOUSING MARKET ANALYSIS (Section 91.210)

II. A. General Characteristics

According to the Atlanta Regional Commission (ARC) *1998 Housing and Population Report*, Atlanta had 186,306 housing units in 1998, 90% of which were occupied and 10% vacant. Average household size in 1998 was estimated at 2.36 persons. Housing values in the City have steadily increased since 1990. In 1998 the median value of a home in the City was \$109,000 (a 54% increase compared to \$71,200 in 1990), and the median rent was \$712 monthly (a 108 % increase compared to \$342 in 1990).

Atlanta's housing stock is evenly distributed among single-family and multifamily units, although 57% of all inhabited units in 1990 were renter-occupied. A substantial number of these units were located in geographic areas where the income levels were at or below 80% percent of the metropolitan area median income. Most rental units were small; 41% of all rental units were 0 and 1 bedroom units and another 41% were 2-bedroom units.

While Atlanta's housing stock is generally old, 80% of the units are in standard condition, i.e. meet local codes. ARC estimated that the number of occupied housing units in Atlanta increased from 155,752 to 167,977 (a 7.8% increase) during the period from 1990 to 1998, and the percent of vacant units declined from 14.8% to 9.8%. The current housing stock is half single-family and half multifamily units.

While single-family homes dominated the construction in the Atlanta region for this period, in the City of Atlanta 74 percent (9,601) of the new housing production was multi-family rental units. Approximately one-half of these were studio and one-bedroom units, which are not suitable for families with children. Nearly 55 percent of the new multi-family units were built in Buckhead, the northernmost and wealthiest part of the City. Other areas of the city experiencing significant increase in new housing units during this period were Eastside (12.0%), Midtown (10.4%) and Downtown (10.2%). Because the affordability problem is, first and foremost, one of renters, new market-rate single-family home construction often does not address this problem. Furthermore, nearly 2,700 substandard housing units were demolished in the City of Atlanta in the 1990's, much of it related to the Olympic Games.

Existing housing, buoyed by increasing gentrification, sold for an average price of \$170,063 in 1998. The average price of a new unit was \$222,999 in 1998. The City's successful in-town neighborhood revitalization initiatives have resulted in the rehabilitation of many old homes and significantly increased the housing market value in those areas. The conversion of light commercial buildings into loft developments has emerged to create a popular type of housing, located near Atlanta's central business district and rapid transit lines. These developments offer housing suitable for middle and upper income households, but affordable housing is scarce and the supply appears to be diminishing.

Monthly rents in the City of Atlanta have more than doubled since 1990. The average monthly rents for units built during this period were \$875 for a one-bedroom unit and \$1,153 for a two-bedroom unit. Apartments with the highest average rents are located in Buckhead, Midtown, Eastside and Downtown. The more affordable units were southwest and south parts of the City with average rents ranging from \$470 for one-bedroom to \$635 for a two-bedroom apartment, which is still out of reach for most households with extremely- to very-low- income (\$0-27,350).

II. B. Public and Assisted Housing

1. Public and Assisted Housing Overview: A study done by the Atlanta Outreach Consortium, *Assessments of the City of Atlanta's Affordable Housing Inventory*, states that 20% (35,045 units) of Atlanta's total housing stock, or one out of five units, is affordable to low-income households and subsidized by public support. The great majority of this stock is concentrated in the older sections of the city, in areas with predominately African American populations, and in areas with high concentrations of poverty. More than one-third of the Atlanta households (36%) earn less than \$15,000 annually. Housing values have increased along with the number of poor households in Atlanta. The limited affordable housing stock with greater demand creates an affordability gap.

The Housing Authority of the City of Atlanta, Georgia (AHA), hereinafter referred to as the Atlanta Housing Authority or AHA, is the sixth largest Public Housing Authority (PHA) and is now one of the most highly regarded PHAs in the country. AHA has undergone a remarkable turnaround over the past 5 years. For the fiscal year ending on June 30, 1994, AHA's Public Housing Management Assessment Program Score was 36 out of 100 and was designated as a "Troubled Housing Authority". For the fiscal year ending as of June 30, 1998, AHA's PHMAP score was 97 out of 100, earning AHA HUD's High Performing Agency designation.

Simultaneously with fixing a very broken agency, AHA has taken the lead in reinventing Public Housing using public/private partnerships. AHA developed the legal and financial model for mixed income, mixed finance communities. This model is being replicated across Atlanta and across the country.

Since September 1994, AHA has

- Won over \$166 million in competitive grants.
- Received 3,576 Section 8 certificates and vouchers representing a 61% increase over previous levels.
- Returned over 500 long-term vacant units to viability and occupancy.
- Placed approximately 50% of its housing stock under private management.

The Atlanta Center for Homeownership is a joint effort between AHA and the Empowerment Zone. The Atlanta Center for Homeownership has partnered with Fannie Mae, Freddie Mac, the Urban Residential Finance Authority, the Consumer Credit Counseling Service, local banks, mortgage lenders and community development corporations to provide its clients with the greatest array of services. The Atlanta Center for Homeownership has won both the John Gunther Blue Ribbon Award for Best Practices and the NAHRO Merit Award.

Public/Private Partnerships form the core of AHA's Olympic Legacy Program, a program designed to revitalize communities and stimulate reinvestment into the community. The Olympic Legacy Program has repositioned several of AHA's most distressed Public Housing communities into mixed-income, mixed-finance communities with a full array of amenities and services. The Olympic Legacy Program originally included Techwood Homes, Clark Howell Homes, East Lake Meadows, John Eagan Homes, and John Hope Homes. AHA has added Perry Homes, Carver Homes, Kimberly Courts and Harris Homes into this revitalization program.

2. Atlanta's Public Housing Inventory

Atlanta's affordable housing stock includes 10,474 units of conventional Public Housing and 9,566 Section 8 vouchers/certificates. There are 8,431 HUD mortgaged insured/subsidized and rent subsidized units which are not a part of conventional Public Housing. Another 5,123 units have been financed with tax exempt bonds. 1,000 Low Income Tax Credit (LITC) units have been built. A total of 2,576 units have been developed by nonprofit community development corporations (CDC's). 100 housing units were funded by CDBG. Nonprofit housing development corporation (CDC) projects represent 12,946 (37%) of these affordable housing units, which were funded by a number of federally assisted programs. Because most affordable

housing projects are developed with multi-layered financing, the 35,045 total units reported by funding source in the *Assessment of Atlanta's Affordable Housing Inventory* may include some duplicated counts of units. AHA presently owns 10,474 units of conventional Public Housing. The total number of AHA residents occupying these units is 21,356. This is an average of 2.04 residents per household. Of the total number of residents, 10,384 are children under the age of 18 years. Elderly and disabled persons occupy 3,082 apartments, or nearly 30%, of the total 10,474 units. The following chart compares the number of units managed by AHA in 1995 and 1999 by bedroom count:

Chart II. B. 2.a. AHA Conventional Housing Units by Bedrooms/Size

Unit Size	# of Units as of March 1995	# of Units as of August 1999	Net Gain/Loss in 5 years	Est. # of Units by August 2004	Net Gain/Loss in 10 years
Efficiency	965	847	-118	847	-118
1 Bedroom	4,566	3,569	-997	3,223	-1,343
2 Bedrooms	4,488	3,137	-1,351	2,173	-2,315
3 Bedrooms	2,924	2,022	-902	1,482	-1,442
4 Bedrooms	1,184	737	-447	535	-649
5 Bedrooms	280	162	-118	150	-130
6 Bedrooms	<u>6</u>	<u>0</u>	<u>-6</u>	<u>0</u>	<u>-6</u>
TOTAL UNITS	14,413	10,474	-3,939	8,410	-6,003

While there has been a decrease in the number of Public Housing apartments, there is an overall increase in the number of affordable housing units available to low-income families due to vastly increased allocations of Section 8 Certificates and Vouchers. (See Chart II. B.2.e. for clarification.) The net loss in Public Housing apartments is the direct result of the extremely poor condition of the housing stock. In 1994, nearly 5,000 of the 14,413 apartments were vacant and uninhabitable. AHA did not have sufficient resources to revitalize or rehabilitate this housing. In 1995, AHA's capital needs, or long-term revitalization requirements, exceeded \$300 million dollars, while the annual Comprehensive Grant Program (CGP) Funds, or capital funds, amounted to an average of \$20 million annually. At the funding levels provided through HUD, it would take over 15 years to accumulated adequate funding to address the basic repair needs of the AHA communities. This situation was untenable and required resolution.

The AHA sought HUD's approval to demolish many units to begin the formation of new, viable communities. Demolition was necessary as the cost to rehabilitate the units exceeded the allowable percentages of the Total Development Cost (TDC) as established by HUD. Since demolition was required, AHA focused on securing available redevelopment funding from HUD and other resources. The HOPE VI Program has been HUD's major revitalization program for Public Housing since the early 1990s. AHA has actively sought funding to assist in the revitalization process. HOPE VI funding allowed AHA to seek effective private development partners to design communities with housing that included a combination of Public Housing, Tax Credit and Market Rate housing. AHA was the first Public Housing Agency in the United States to actually develop and implement this financial and legal model.

Within the mixed-income, mixed-finance communities, Public Housing units are indistinguishable from market rate apartments or tax credit apartments. As with all Public Housing, residents generally pay 30% of the family's adjusted monthly income towards rent and utilities. Mixed-income, mixed-finance communities are comprised of persons of varied income levels and demographics. Generally, the communities are developed with private equity, private debt, and tax credit funding sources. To date, AHA has received the following funding to revitalize former Public Housing communities into mixed-income, mixed-finance communities.

Chart II. B. 2.b. HOPE VI and Replacement Housing Funding

Community	Funding Amount
Techwood Homes	\$42.6 Million
Clark Howell Homes	\$19.4 Million
Perry Homes	\$25.1 Million
Carver Homes	\$44.3 Million
Harris Homes	\$35 Million
TOTAL	\$166.4 Million

The \$166.4 million in funds for new housing from the HOPE VI Program and Replacement Housing Funding significantly reduce the \$300 million need for capital funds. Further, the HOPE VI and Replacement Housing Funding encourage significant leveraging of these limited resources. An example of the leveraging for Techwood Homes includes \$141 million in neighborhood revitalization.

Chart II. B.2.c. HOPE VI Leveraging for Techwood Homes

Source	Amount
HOPE VI Grant for Housing and Services	\$42.5 Million
Private Debt/Equity for Housing	\$40.0 Million
Private Investment for Hotel	\$20.0 Million
Private Investment for Retail Center	\$10.0 Million
Atlanta Public Schools – New Fowler Elementary	\$11.0 Million
New YMCA Family Center	\$6.0 Million
City of Atlanta Contributions for Public Improvements	\$10.7 Million
City of Atlanta Police Mini-Precinct	\$.75 Million
Total	\$141 Million

As evidenced by the chart above, the revitalization of entire neighborhoods require collaboration with the City of Atlanta, private developers, the Atlanta Public Schools, private corporations, non-profit agencies and the residents within the communities. AHA remains committed to this collaboration and actively is applying neighborhood revitalization strategies in the redevelopment of Carver Homes, Perry Homes and Harris Homes. The revitalization funding allows AHA to focus the CGP resources on communities that can rehabilitated.

Chart II. B. 2.d. Replacement Housing

OFF-SITE REPLACEMENT HOUSING									
Community Name	Address	Units	Date of Comp	0B R	1B R	2B R	3B R	4B R	5B R
Columbia Village	1939 Second Avenue, Decatur, Ga.30030	30	10/1/99	0	0	15	13	2	0
Summerdale Commons I	2706 Hapeville Rd, Atlanta, GA 30354	41	8/1/98	0	0	29	12	0	0
Summerdale Commons II	2706 Hapeville Rd, Atlanta, GA 30354	33	12/1/98	0	2	29	2	0	0
Sub Total:		104		0	2	73	27	2	0

ON-SITE REPLACEMENT HOUSING									
Community Name	Address	Units	Date of Comp	0B R	1B R	2B R	3B R	4B R	5B R
Centennial Place Phase I	526 Techwood Drive, Atlanta, GA 30313	73	5/1/97	0	11	40	18	4	0
Centennial Place Phase II	526 Techwood Drive, Atlanta, GA 30313	70	4/1/98	0	8	42	20	0	0
Centennial Place Phase III	526 Techwood Drive, Atlanta, GA 30313	74	12/1/98	0	6	57	9	2	0
Centennial Place Phase IV	526 Techwood Drive, Atlanta, GA 30313	83	Under-way	0	6	57	9	2	0
Magnolia Park Phase I	821 Play Lane, NW, Atlanta, GA 30314	87	Under-way	0	26	40	21	0	0
Magnolia Park Phase II	821 Play Lane, NW, Atlanta, GA 30314	73	Under-way	0	26	40	21	0	0
The Villages at Castleberry Hill Ph. I	801 Greenferry Ave, Atlanta, 30313	66	Under-way	0	19	39	8	0	0
The Villages at Castleberry Hill Ph. II	801 Greenferry Ave, Atlanta, 30313	114	Under-way	0	19	39	8	0	0
The Villages of East Lake Phase I	101 Lakeside Village Drive, Atlanta, GA 30317	91	8/1/98	0	0	40	46	5	0
The Villages of East Lake Phase II	101 Lakeside Village Drive, Atlanta, GA 30317	180	Under-way	0	23	89	50	18	0
	Sub Total:	911		0	144	483	210	31	0
	OVERALL REPLACEMENT	1015		0	146	556	237	33	0

The table above provides information on the specific communities that are under development at this time. To date, 1,015 Public Housing-assisted apartments are complete or are under construction. Another 1,019 Public Housing apartments have been funded and are planned for other revitalization communities bringing the mixed-income, mixed-finance Public Housing apartment total to 2,034. These Public Housing-assisted apartments replace 34% of the housing demolished due to structural deficiencies and physical obsolescence. HUD awarded additional Section 8 Housing Certificates and Vouchers to AHA to provide housing assistance to low-income families in the rental of private housing at affordable rates. Since 1994, AHA has been awarded 3,576 Section 8 Certificates and Vouchers. A comparison of the various resources available in 1995 and 1999 demonstrates that AHA serves more low-income families today than in 1995. Further, the 646 tax credit apartments completed or under construction generated through the redevelopment process serve an additional group of low-income families not previously addressed by AHA or other housing providers.

Chart II. B.2.e. AHA Resource Comparison

1995 AHA Resources	1999 AHA Resources
9,400 Habitable Public Housing Units	8,595 Habitable Public Housing Units
5,000 Section 8 Certificates/Vouchers	9,566 Section 8 Certificates/Vouchers
0 Mixed-income, Mixed-finance Units	1,015 Mixed-income, Mixed-finance
14,400 Total Assisted Families	19,176 Total Assisted Families

The existing AHA conventional Public Housing inventory is aging. Eighty-seven percent (9,145 units) of the conventional public inventory was built before 1974 and will reach 30 years of age or older within the next five years. The age of the properties makes the revitalization of the properties critical. Additional sources of housing revitalization funding must be made available to AHA to support the availability of affordable housing into the future. The age of AHA's properties, type of housing and the relative bedroom distribution is listed on the following table.

Chart II. B.2.f. AHA Conventional Public Housing Communities

HIGH-RISE COMMUNITIES										
Community Name	Address	Apts	Built	Modern.	0BR	1BR	2BR	3BR	4BR	5B R
Antoine Graves	126 Hilliard Street, SE, Atlanta, Ga. 30312	210	11/2/65		55	154	1			
John O. Chiles	435 Ashby Street, SW, Atlanta, Ga. 30310	250	10/15/6 5		49	199	1	1		
Palmer House	430 Techwood Drive, NW, Atlanta, Ga. 30313	250	6/3/66		49	199	1	1		
M. L. King High- rise	525 Whitehall Terrace, SW, Atlanta, Ga. 30312	154	11/15/6 8	11/1/93	23	130		1		
Cosby Spear	355 North Avenue, NE, Atlanta, Ga. 30308	282	11/15/7 2		167	113	2			
Georgia Avenue	174 Georgia Avenue, SE, Atlanta Ga. 30312	81	9/15/78			80	1			
Graves Annex	110 Hilliard Street, SE, Atlanta, Ga. 30312	100	12/20/7 3		60	40				
Roosevelt House	582 Techwood Drive, NW, Atlanta, Ga. 30312	257	4/26/73		160	96	1			
East Lake High- rise	380 East Lake Blvd, SE, Atlanta, Ga. 30317	150	9/17/71		90	60				
Juniper & Tenth	150 Tenth Street, NE, Atlanta, Ga. 30308	150	7/10/74		88	62				
Peachtree High- rise	2240 Peachtree Road, NW, Atlanta, Ga. 30309	197	2/2/76			196	1			
Cheshire Bridge	2170 Cheshire Br. Rd., NE, Atlanta, Ga. 30324	162	6/7/76			161	1			
Piedmont Road	3601 Piedmont Road, NE, Atlanta, Ga. 30305	209	1/12/77			208	1			
Marian Road	760 Sydney Marcus, NE, Atlanta, Ga. 30324	240	5/30/80			239	1			
Hightower Manor	2610 MLK, Jr. Drive, SW, Atlanta, GA 30311	130	7/29/82			129	1			
Barge Road	2440 Barge Road, SW, Atlanta, Ga. 30331	130	10/16/8 1	12/5/95		129	1			
Marietta Road	2295 Marietta Road, NW, Atlanta, Ga. 30318	130	1/26/82			129	1			
	Sub Total:	3082			741	2324	14	3	0	0

LOW-RISE COMMUNITIES										
Community Name	Address	Apts	Built	Modern	0BR	1BR	2BR	3BR	4BR	5BR
John Hope	668 Fair Street, SW, Atlanta, Ga. 30314	6	9/16/40	3/1/92		4	2			
Capitol Homes	89 Memorial Drive, SE, Atlanta, Ga. 30312	694	4/7/42	10/1/90	28	98	400	147	21	
Grady Homes	100 Bell Street, SE, Atlanta, Ga. 30312	495	8/6/42	11/1/90	14	141	243	82	15	
Carver Homes	140 Meldon Avenue, SW, Atlanta, Ga. 30315	990	2/17/53			194	486	194	116	
Harris Homes	920 Sells Avenue, SW, Atlanta, Ga. 30310	510	10/1/57			76	226	158	50	
Perry Homes	1800 Kerry Drive, SW, Atlanta, Ga. 30318	564	4/12/55			76	252	188	36	12
University Homes	668 Fair Street, SW, Atlanta, Ga. 30314	500	4/17/37	10/1/91	24	92	302	76	6	
Bowen Homes	2804 Yates Drive, NW, Atlanta, Ga. 30318	650	3/10/64			110	240	200	70	30
McDaniel Glenn	525 Whitehall Terrace, SW, Atlanta, Ga. 30312	434	1/81	11/5/95		174	60	188	6	6
Thomasville Heights	1038 Henry Thomas Dr, SE, Atlanta, GA, 30315	350	6/25/70		16	24	120	80	80	30
Hollywood Court	2515 Hollywood Court, NW, Atlanta, Ga. 30318	202	9/12/69	11/5/95		16	88	88	10	
Gilbert Gardens	3600 Gilbert Road, SE, Atlanta, Ga. 30354	220	3/10/70	11/5/95		28	84	80	20	8
Englewood Manor	1271 Gault Street, SE, Atlanta, Ga. 30315	324	8/16/71			38	126	130	30	
U-Rescue Villa	355 North Avenue, NE, Atlanta, Ga. 30308	70	11/15/72				10	28	24	8
Bankhead Court	3400 Maynard Drive, SW, Atlanta, Ga. 30331	392	1/20/70			40	46	142	118	46
Leila Valley	2372 Leila Lane, SE, Atlanta, Ga. 30315	143	9/3/70			24	40	51	22	6
Jonesboro South	2471 Jonesboro Road, SE, Atlanta, Ga. 30315	160	12/22/70			22	19	52	55	12
Jonesboro North	2471 Jonesboro Road, SE, Atlanta, 30315	100	2/28/72				18	50	28	4
Herndon Homes	511 John Street, NW, Atlanta, Ga. 30318	496	10/11/41	5/1/91	24	88	319	65		
Westminster	1422 Piedmont Avenue, NE, Atlanta, Ga. 30308	32	7/16/75	8/13/97			32			
Martin Street Plaza	174 Georgia Avenue, SE, Atlanta, Ga. 30312	60	5/24/79	12/95, 8/97			10	20	30	
	Sub Total:	7392			106	1245	3123	2019	737	162
	Overall AHA Public Housing Community Totals	10474			847	3569	3137	2022	737	162

Currently, 7,341 of the 9,566 AHA Section 8 Certificates and Vouchers are being used by low income families in the Atlanta metropolitan area. There are 5,647 Section 8 assisted families located inside the City of Atlanta. AHA has a Section 8 Waiting list capped at 4,000 persons that were organized by a lottery drawing. During a five-day opening of the Section 8 Waiting List in August 1999, 13,735 interested families applied for housing assistance. The Public Housing Waiting list is comprised of 3,923 families waiting for publicly assisted housing as of September 30, 1999. The total number of units and persons on the waiting lists are shown in the table below:

Chart II. B.2.g. AHA Tenant-Based Assistance Certificates & Vouchers

	1995	1995	1999	1999
Program	# of Units	Waiting List	# of Units	Waiting List
Section 8 Certificates & Vouchers	5,890	5,500	7,341	4,000
Public Housing Apartments	14,416	1,219	10,474	3,923
TOTAL	20,306	6,719	17,815	7,923

Source: AHA

According to the Atlanta Outreach Consortium 1999 study, *Assessments of the City of Atlanta's Affordable Housing Inventory*, the city has a total of 9,279 Section 8 project-based units, most of which are privately owned. Of these 5,611 (60.5%) expired in 1998 and 1999. All but 8 assisted units received re-certification contracts. Although HUD recently introduced the "Mark to Market Program" to provide incentives for owners to renew their Section 8 contracts at market rents and restructure their mortgage debts; properties may opt-out of the program. In a climate of increasing property values and market rate rent, private-owned Section 8 housing is extremely vulnerable. In addition, multi-year unit-based Section 8 vouchers have been replaced largely with Section 8 certificates that must be renewed annually. The Atlanta Outreach Consortium projects that over the next five years, more than one half of Atlanta's assisted inventory will become vulnerable to loss of affordability. This means an additional 17,500 or more households could be at risk of severe housing cost burdens and homelessness over the next five years.

AHA is a HUD-designated Participating Administrative Entity under the Mark-to-Market program. Under this program AHA restructures multi-family properties insured by FHA that have expiring Section 8 contracts. The goal of this program is to preserve the affordable housing stock in HUD's assisted housing portfolio. HUD's Office of Multi-Family Housing Assistance Restructuring administers the M2M program.

The City of Atlanta Bureau of Housing manages Section 8 Moderate Rehabilitation assistance to 425 households. There are no unused tenant-based certificates within the City of Atlanta Bureau of Housing. Priority is given to those who live in the City of Atlanta and can document a Federal Preference.

Atlanta also has 1,058 Section 202 assisted units for the elderly and disabled, of which 56.2 percent reach the end of their 30-year mortgage periods in 1998 and 1999. Thirty-one projects developed between 1987-1997 were financed with Low Income Housing Tax Credits. These developments provide 1,368 units of affordable housing (20% for households under 50% of area MFI and 40% for households at 60% of area MFI) for a twenty-year period.

3. Restoration/revitalization needs

The physical needs of the AHA's Public Housing units are much greater than the annual level of funding for the Comprehensive Grant Program (CGP), the only capital funding made available to Public Housing Authorities. AHA's annual formula funding from HUD is approximately \$20 million, while the need is \$156 million. Appendix C shows the communities where AHA will expend CGP funds over the next five years.

"Distressed" apartments may be defined as those apartments in poor condition requiring that residents be provided vouchers and assistance to leave. AHA reports no apartments in distressed condition other than those in a redevelopment program. AHA will continue to review the viability of communities to determine if any meet the distressed condition over the next five years.

HUD funding for Public Housing will be made available in the future through the Capitol Fund. AHA reports that it is working with HUD in negotiating rules for this new program. The HOPE VI Program is authorized by HUD for at least two more years.

4. Results from AHA's Section 504 needs assessment

AHA has completed an authority-wide assessment of the needs for the disabled community. The assessment identified the number of handicap units in AHA's unit inventory and the number of handicapped residents in AHA communities. Section 504 of the Rehabilitation Act of 1973 requires that AHA provide, from their total unit inventory, 5% mobility-impaired units and 2% hearing/visual-impaired units. AHA is increasing the number of handicap units authority-wide. AHA is modifying 100 existing non-handicap units to 100 handicap units over the next two years. The following chart provides information on AHA's requirement and immediate need.

Chart II. B.4.h. AHA Disability Information

	5% Mobility-impaired	2% Hearing/ Visual-impaired
Total ADA Units Required by Section 504	524	210
AHA's ADA Unit Inventory	151	21
AHA's Disabled Family Population	217	95
AHA's Immediate ADA Unit Need	66	74

Per resident request, AHA provides reasonable accommodations as necessary to provide a person with a disability the opportunity to use and enjoy a non-handicap dwelling unit until an accessible unit becomes available.

5. AHA's strategy for improving the management and operation of such Public Housing

AHA will continue to seek strategies to improve the management of its communities. The major theme for improvement of management is privatization of services, whenever feasible and beneficial. Privatization of the management of 16 AHA communities over the past 3 years has led to a dramatic improvement of the physical property condition, as well as greater resident satisfaction. These professional management companies have successfully added play areas, sidewalks and landscaping. Privatization has led to well-maintained apartments, with faster vacant apartment turnaround, resulting in reduced waits for apartments by low-income families.

Private industry supports the efforts of AHA through the private management of nearly one-half of the housing stock. AHA also uses private contracts for many services, including pest control, landscaping and maintenance. AHA also uses the benefits of strategic private partnerships in the development of mixed-income, mixed-finance housing opportunities.

Non-profits and governmental agencies form critical links with AHA in the delivery of services to residents. AHA has cooperative agreements with the State of Georgia Department of Health and Rehabilitative Services, Division of Family and Children's Services, and the Fulton County Sheriff's Department. AHA is also

collaborating with the YMCA to provide supportive services for residents in Centennial Place and the Villages of East Lake. Other strategic relationships include Spelman College, Morehouse College and Morehouse College of Medicine in a revitalization strategy for the Harris Homes community. AHA and these Historically Black Colleges will form a “College Town” environment filled with positive services and excellent housing.

AHA works closely with the City of Atlanta in the provision of housing services and planning of AHA’s redevelopment activities. AHA meets regularly with the City Planning Department and other departments to coordinate and prepare redevelopment plans. Currently, AHA is involved in a major planning process with the City in the Northwest Plan (Perry Homes) and the Pryor Road Corridor (Carver Homes).

AHA also provides a Resident Association Officers Training Program which provides on-site training for Resident Associations/Resident Management Corporation officers and members within AHA's 37 Public Housing communities. This program is implemented with assistance from Rehabilitation Exposure, Inc.

6. AHA’s strategy for improving the living environment of low/mod income AHA residents

AHA operates a varied group of programs to improve the living environment for families residing in Public Housing. In addition, AHA contracts with supportive service vendors and arranges services through the appropriate service providers. Included in these programs are:

- Helping Hands Volunteer Program: matches participants to community service opportunities that will provide an avenue to share and contribute to their personal growth and the community-at-large. This initiative is designed to assist those who, because of age and/or disability, are exempt from participation in the Work Force Enterprise Program (WFEP). This program is implemented with assistance from the YMCA of Metropolitan Atlanta.
- Youth Council Board: consists of youth from AHA communities sharing their ideas on ways to improve their community. The Youth Council is designed to provide youth with access to programs that will aid in improving their quality of life through the development of leadership skills, cultural awareness, self-awareness, educational enhancement and career development skills.
- Other programs that affect quality of life are included under Provision of Resident Programs and Services below.

7. Identify Public Housing developments that are participating in an approved HUD Comprehensive Grant program

Appendix C provides specific details on the AHA communities participating in the Comprehensive Grant Program.

8. Supportive Activities to revitalize surrounding neighborhoods

Detailed information is provided in the next section II.B. 9 .

9. Activities covered by the Comprehensive Plan that are being coordinated or jointly funded with Public Housing Comprehensive Grant program

Specific details on the AHA communities participating in the Comprehensive Grant Program (CGP) are included in Appendix C. These documents are the CGP Annual and Five-Year Plans as submitted to HUD.

10. Efforts to revitalize neighborhoods surrounding Public Housing projects (current or proposed)

Public/Private Partnerships form the core of AHA's Olympic Legacy Program, a program designed to revitalize neighborhoods and stimulate reinvestment into the community. The Olympic Legacy Program has currently repositioned five of AHA's most distressed Public Housing communities into viable mixed income communities with a full array of amenities and services. An additional four Public Housing Communities have been added into this revitalization program.

Centennial Place (formerly Techwood/Clark Howell):

The first mixed income, mixed finance community in the country to include apartment homes reserved for Public Housing-eligible families

- 1081 Public Housing units replaced with 900 mixed income, mixed finance apartment homes.
- \$42,000,000 HOPE VI Grant Leveraged into \$165 million of public and private investment, including a new public elementary school, a new YMCA, a community center, a branch bank, a hotel and a corporate suites facility.
- Using HOPE VI funds, AHA has developed and implemented the nationally acclaimed Work Force Enterprise Program designed to prepare Public Housing families for work, in some cases for the first time, and for fuller employment and careers. As of February 1999, there are 86 active trainees, 43 of whom are currently working with an average wage rate at placement of \$7.24 with an average annual salary of \$14,087 for a gross annual salary of \$605,751 with \$63,604 generated in taxes. 54 private and public employers participate in the program.
- Centennial Place has received the John Gunther Blue Ribbon Award for Best Practices from HUD.

The Villages of East Lake (formerly East Lake Meadows)

- 650 Public Housing units replaced with 542 mixed income, mixed finance apartment homes.
- \$33 million Public Housing development funds leveraged into \$80 million of public and private investment including a new 18-hole public golf course and junior golf academy, a new charter elementary school, a new YMCA and day care center.

The Villages at Castleberry Hill (formerly John Hope Homes)

- 581 Public Housing units replaced with 450 mixed-income, mixed-finance apartments.
- \$12.6 million of Public Housing development funds leveraged into \$35.5 million of public and private investment.
- Neighborhood Redevelopment Initiative for surrounding neighborhood will further public/private investment.
- Located in the Empowerment Zone.

Magnolia Park (formerly John Egan Homes)

- 548 Public Housing units replaced with 400 mixed income, mixed finance apartment homes.
- \$10.4 million of Public Housing development funds leveraged into \$30 million of public and private investment
- Located in the Empowerment Zone.

Carver Homes

- 990 Public Housing units will be replaced with 718 mixed income, mixed finance units, including 32 homeownership units.
- AHA has won \$44.7 million in HOPE VI grant funds for this revitalization, which is expected to generate a total of \$100 million in public and private investment.
- Neighborhood revitalization strategy is being lead by the City of Atlanta, in partnership with AHA, the Atlanta Development Authority, the Empowerment Zone, Bank of America Community Lending Group, the Urban Residential Development Corporation, and Atlanta Neighborhood Development Partnership.
- Located in the Empowerment Zone.

Herndon Homes

- 496 Public Housing apartments located in the business district.
- Partnerships being formed with the City of Atlanta, Centennial Olympic Park Area, local churches, service providers, and developers to build a major business park and homes for purchase.
- Neighborhood revitalization will result from the positive influence of the Business Park.

Harris Homes

- 510 Public Housing apartments located adjacent to the Historically Black Colleges.
- Collaboration formed to provide housing, support services, medical services, homeownership and a positive neighborhood.
- \$35 Million in HOPE VI funds to revitalize housing and provide services.

11. Provision of resident programs and services

AHA has collaborated with other agencies/governments to provide supportive and redirective services for residents of Public Housing. These programs include:

- Business Development Assistance Services and Job Readiness Training Program: Provides professional training, technical assistance and consulting services in the areas of job readiness, customer service, life skills, motivational training, financial management, and business development. The main objective of this program is to prepare residents to successfully transition from welfare to work and to establish their own businesses. The program is implemented with assistance from the Support to Employment Program.
- Integrated Computer Learning Activities Supporting Students: Provides an integrated computer learning program for youth participating in the Boys and Girls Clubs of Metropolitan Atlanta. Centers are anticipated to be developed at the Northwest, Harland, Warren and Whitehead Boys and Girls Clubs. The program will provide a Computer Learning Center, an Integrated Learning Computer Camp, and educational and cultural awareness field trips. Program is implemented with assistance from the Boys and Girls Club of Metropolitan Atlanta.
- Leaders in Training Program: Provides a youth development program for Public Housing residents to build and enhance the four character values of the YMCA: honesty, caring, respect and responsibility. Opportunities promote educational enrichment, fitness and recreation, academic enhancement, violence prevention/conflict resolution, computer lab, summer camp, and other activities. Program is implemented with assistance from the YMCA of Metropolitan Atlanta.
- Parent-Child Relations Program: Provides intensive program designed to improve parent-child relations. Program activities include life skills, monthly parent training workshops, and family/youth retreats that focus on areas of concern to both parents and adolescents. Program is implemented with assistance from Emory University.
- Positive Opportunities Serving Seniors Everywhere (POSSE): Program enhances the quality of life for senior citizens living in Centennial Place, Palmer House and Roosevelt House through education and community involvement. Program serves residents age 55 and older.
- Supportive Assistance Serving Seniors: Provides opportunities for AHA senior residents to attend and participate in seminars, workshops, and training classes in the areas of health care, computers, arts and crafts, physical fitness, and other activities. Program is implemented with assistance from Quality Living Services, Inc.
- Senior Computer Training Program: Provides educational enrichment services for seniors and disabled residents of AHA, concentrating on, but not limited to, relocated residents of Techwood/Clark Howell, the Palmer House, the Roosevelt House, Public Housing residents of Centennial Place, and residents of other AHA Public Housing communities. Program is implemented with assistance from the YMCA of Metropolitan Atlanta.
- Supportive Services for Disabled Residents: Provides opportunities for AHA disabled residents to attend and participate in seminars, workshops, and training classes in the areas of health care, computers, arts

and crafts, physical fitness, and other activities. Program is implemented with assistance from Southeastern Primary Care Consortium.

- Senior/Disability Services: Provides supportive services/case management for frail and/or disabled elderly residents who need assistance to maintain their independent living status, to improve their quality of life, or to find more suitable living situations. This program is supported by City of Atlanta CDBG funds.

12. Future Programs Anticipated by AHA include:

- After School and Summer Programs: Provides a variety of youth development activities including drug prevention workshops, Boys and Girls Scouts, health awareness, education, cultural awareness classes and recreational programs. These activities are designed to assist youth with day-to-day decision making, self-confidence, and resistance to drug use and drug-related activities.
- Basic Computer Literacy and Keyboard Training: Provides professional training in keyboarding and basic computer literacy to prepare residents for entrance into a Computer Proficiency Training Program
- Family Development Project: Provides instruction, guidance and necessary tools to assist families in developing life skills and enhancing their parenting skills.
- General Education Development Training: Provides instruction in basic literacy and GED testing areas to prepare Public Housing residents to obtain their General Equivalency Diploma.

13. Coordination of drug elimination or anti-crime strategies

Many of the programs listed above are also associated with anti-crime and anti-drug initiatives, especially those programs targeted for youth. These programs include Leaders in Training, Parent-Child Relations, Youth Council Board, After School and Summer Programs, Family Development Project, Youth Apprenticeship Program, and Youth Entrepreneur Program. In addition to these programs, AHA also plans to provide the following initiatives:

- Substance Abuse Prevention and Intervention Program: Provides on-site drug awareness and treatment referral fairs/workshops at Bankhead Courts, Bowen Homes, Capitol Homes, Grady Homes, McDaniel Glenn, Jonesboro South, Thomasville Heights, and University Homes.
- Youth Apprenticeship Program: Provides basic instruction in business development, career development, college preparation, decision-making skills, goal setting, life skills, and personal finance. These activities are designed to encourage youth involvement in education and employment versus negative activities of drug, gangs and violence.
- Security Services and Impact Strategies: AHA uses the services of security personnel to provide training and safety courses for residents, conduct fire drills, provide crime prevention information and provide security oversight for many of the AHA communities. AHA uses security vendors for some of the communities to provide enhanced safety patrols or direct intervention in the prevention of potential criminal activities.

14. Upgrading of police/fire/schools and other services

As stated in Question 8a above, AHA is actively involved in the revitalization of entire communities. The Centennial Place revitalization included the construction of a "state of the art" elementary school, Fowler Elementary. The school is a magnet school for both the immediate neighborhood and larger community. Centennial Place revitalization also included a mini-precinct for the Atlanta Police Department. AHA has also cooperated with the Atlanta Fire Department in the siting of new fire services for Atlanta's neighborhoods.

15. Economic development projects in or near Public Housing projects to tie in with self-sufficiency efforts for residents.
- Train and Hire Program: Provides job skills and job readiness training to residents and, upon completion, provides job placement assistance for full-time, career-oriented jobs paying a minimum of \$7.50/hour and including medical benefits. Program is implemented with assistance from Training, Inc.
 - Economic Development for Seniors/Disabled Program: Provides assistance with obtaining economic self-sufficiency by identifying and matching seniors and disabled residents with skill development opportunities, job training opportunities, and enrichment sessions that potentially lead to productive, meaningful and practical employment. This program is implemented with assistance by the YMCA of metropolitan Atlanta.
 - Basic Computer Literacy and Keyboard Training: Provides professional training in keyboarding and basic computer literacy to prepare residents for entrance into a Computer Proficiency Training Program
 - Striving To Achieve Results and Success (S.T.A.R.S.) Volunteer Mentoring Program: Assists and facilitates the transition of newly-hired Welfare-to-Work residents in the workplace, by linking each participant with a mentor who has a minimum of two years of work experience and a track record of working with people.
 - Youth Apprenticeship Program: Provides basic instruction in business development, career development, college preparation, decision-making skills, goal setting, life skills, and personal finance. These activities are designed to encourage youth involvement in education and employment versus negative activities of drug, gangs and violence.
16. Number and targeting (income level and type of family served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason.

In addition to AHA conventional housing and Section 8 rent supplements, AOC surveyed other sources of subsidized units, which have varying classes of affordability:

- HUD has in the past, through the 1968 and 1974 Housing Act multifamily development programs, supported a range of locally sponsored mortgage insuring, mortgage subsidy and rent subsidy programs that are tied to new units and substantially rehabilitated units, which are not a part of AHA's conventional public housing. There are 9,279 project-based Section 8 and Section 202 and Section Rehabilitation developments. Over ninety percent (8,431) of these assisted units are reaching the end of their 30-year mortgage periods. HUD is providing incentives, like the "Market to Market Program," which encourage eligible owners to refinance their developments and renew Section 8 contracts at market rents; but owners may opt out of the program with proper notice given to HUD.
- Low-Income Tax Credits (LITC) distributed by the State of Georgia Department of Community Affairs also provide a total of 1,368 units of affordable housing in 31 developments which are affordable to households within 60% or less of median family income.
- Tax Exempt Bonds, authorized by the City of Atlanta Development Authority (ADA) through its subsidiary, the Urban Residential Finance Authority, financed 5,691 units of housing, of which 1,592 units are affordable to households earning 60% or less of median family income.
- Nonprofit Community Development Corporations (CDC's) have produced 2,576 units of affordable housing by leveraging City of Atlanta CDBG funding, State LITC, local bond financing and other sources. Nearly 44 percent of these units are occupied by households earning 50% or below median family income. Ninety percent of these developments have been multifamily housing.

II. C. Homeless Facilities

The listing on the following pages presents the inventory of existing residential and service programs directed to meeting the needs of homeless persons. In keeping with the continuing planning and cooperative approach established for the SuperNOFA, this inventory shows programs within the Tri-Jurisdictional Collaborative area: the City of Atlanta, Fulton County, and DeKalb County. Programs are listed alphabetically by program name.

HOMELESS INVENTORY

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II. D. Special Needs Facilities and Services

The supply of supportive housing for persons with special needs in Atlanta is minimal and inadequate. There are approximately 2,456 supportive housing beds for the estimated 7,425 and more people who need them. Long-term and permanent facilities are needed for the elderly, frail elderly and persons with physical disabilities. Supportive housing programs are needed for persons with developmental disabilities, mental illness, substance addictions and HIV/AIDS. Such facilities should include transitional housing, single-room occupancy units, and residential treatment facilities for the chronically mentally ill and the terminally ill. Health and social services are needed for all supportive housing facilities.

Chart II.D provides a profile of homeless special needs populations by average point-in-time estimate, as presented in the Atlanta Tri-Jurisdictional Collaborative Continuum of Care Plan, which utilized percentage population estimates from the Research Atlanta Report: "Homelessness in Metropolitan Atlanta" (April 1997).

Chart II.D: Estimates of Special Needs Populations among the Homeless

Homeless Population Special Needs Category	"Average Night" Point-in-Time Estimate						
	Individuals ¹		Persons in Families ¹		Total Persons		Number of Beds ² as of 9/99
	Number	Percent	Number	Percent	Number	Percent	
HIV/AIDS	825	10%	165	6%	990	9.0%	312
Substance abuse	2,805	34%	550	20%	3,355	30.5%	1,225
Serious mental illness	1,320	16%	55	2%	1,375	12.5%	215
Substance abuse and mental illness (dually diagnosed)	1,650	20%	55	2%	1,705	15.5%	230
Domestic violence	578	7%	1,073	39%	1,651	15.0%	293
Other disabilities	247	3%	55	2%	302	2.8%	181
No special needs	825	10%	797	29%	1,622	14.7%	
Totals	8,250	100%	2,750	100%	11,000	100%	

¹1997 Atlanta Tri-Jurisdictional Collaborative Continuum of Care Plan, p. 16a. ² City of Atlanta 1999 Inventory of MSA Homeless Facilities and Services (Number of units represents facilities that target or restrict beds for persons with special needs)

Ninety percent of homeless individuals and 71% of homeless persons in families are estimated to have special needs. Additionally, the estimate that 10% of homeless persons are living with HIV/AIDS may be low; the national estimate is about 20%. Homeless individuals are often reluctant to get tested or to disclose results to providers for fear of discrimination and/or harassment.

The Fulton County Regional Service Board FY 2000 Plan estimates that 34% (13,105) of the adults with serious mental illness residing in Fulton County need services from the public sector. This estimate is based on the number of mentally ill adults who have incomes at or below 200% of Fulton County's poverty factor of 34.11%. As indicated in Chart II.D above, the greatest need is for supportive residential programs for persons with mental illness and dual diagnoses of substance abuse and mental illness. Also, both the *Homeless Action Plan* (December 1998) and the *Atlanta EMSA HIV/AIDS Housing Plan* identified supportive housing for the multiply diagnosed as the greatest need.

II.E. Barriers to Affordable Housing

The Atlanta Outreach Consortium conducted a survey in August 1999 to identify “affordable housing obstacles and solutions.” Forty experts in the field considered the following areas as needing policy revisions, and/or being barriers and threats to new and existing affordable housing:

- Land prices have been increasing in the inner-city, making it increasingly difficult to find large tracts of land that can support affordable housing.
- The provision of most affordable multi-family housing is through renovation of existing units; however, there are fewer suitable units of the appropriate scale available for renovation for affordable housing. For those complexes that do exist, prices are going up.
- The opposition of residents to additional apartment complexes and housing for the very low income.
- Given construction costs, truly affordable housing requires subsidies, which are limited and require complex coordination and scheduling among various funding sources.
- Timing and coordination of permitting, building codes, funding sources, demolition liens, insurable titles, and zoning issues.
- While there is general consensus that most for-profit developers have more capacity than non-profits, most for-profit developers are not likely to be involved in affordable housing in the City.
- The upgrading and preservation of existing single-family housing is difficult due to the risk and costs involved and the limitations on the use of most funds.
- Inadequate venture capital.
- Reluctance of financial institutions to finance multi-family development and housing for special needs populations, particularly if they are to be located in low-income neighborhoods.

These issues/barriers will continue to be studied by the City of Atlanta as they relate to the implementation of the following priorities and objectives.

III. STRATEGIC PLAN

III. A. General Overview

Although this section of the Consolidated Plan requires the jurisdiction to divide its strategic plan into distinct components, it should be noted that the development of the City's housing and development efforts are coordinated with all areas of City Planning, as represented by the City's Development Plan, and with other entities whose resources impact these same or related areas in the City of Atlanta. These other entities include the Atlanta Housing Authority, the Empowerment Zone, and Fulton and DeKalb Counties.

1. Geographic Targeting: The City of Atlanta census tracts with 51% of those with 80% or less of SMSA median income., which comprise the Community Development Impact Area (CDIA). Activities taking place in these areas may be eligible as area-benefit or direct benefit, depending on the nature of the project. Projects which impact low and moderate income Atlantans may also take place outside the CDIA. The large majority of CDBG, ESG and HOME funded activities take place within the CDIA, but the City's large housing programs are open to low and moderate income citizens throughout the City. The Housing Opportunities for Persons with AIDS (HOPWA) program funds activities throughout the metro-Atlanta area. It is the policy of the HOPWA program to provide resources to enable persons living with HIV/AIDS to access resources in the jurisdictions in which they live, to the extent possible.

The CDBG Business Improvement Loan Program (BILF) has established criteria for the selection of commercial areas which are eligible for BILF assistance. The following 16 commercial areas are eligible under this program: Auburn Avenue, Bankhead Highway, Campbellton Plaza, Cascade Road, Dill Avenue, East Atlanta, Empowerment Zone, Georgia Avenue, Heart of Atlanta, Kirkwood, Memorial Drive, MLK/Ashby, Pryor Road, Stewart-Lakewood, Techwood Park, and West End/Westview.

The Special Commercial Facade and Code Improvement Program is a component of the BILF Program targeted to 6 commercial areas: Auburn Avenue, Bankhead Highway, Georgia Avenue, Kirkwood, Lakewood/Jonesboro, and MLK/Ashby.

The City has also adopted 32 housing enterprise zones and 6 residential/mixed use enterprise zones. These zones are identified in the City's Comprehensive Development Plan. The City has 2 industrial enterprise zones: the Atlanta Industrial Park and the Southside Industrial Park. Both parks are complete and were financed with CDBG grants and Section 108 loans, which have been repaid.

Since 1995, new redevelopment plans have been completed for: Butler/Auburn, English Avenue, Jonesboro Road, Mechanicsville, Old Fourth Ward, Peoplestown, Pryor Road Corridor, Simpson Road, and Stewart Avenue.

2. Basis for Priorities: Priorities for funding are based on identified needs, the impact anticipated from available resources on these needs, and availability of resources from the City or other funding sources. More specifics by category are provided in various sections of this Plan.
3. Obstacles to Meeting Underserved Needs: Although they may result from many factors, several obstacles which are often mentioned are: limited financial resources, community opposition to services/facilities within their neighborhoods, inadequate capacity by non-profit agencies to implement projects, and lack of communication network to maximize limited resources. The City will continue to work with other jurisdictions, agencies and citizens to address these concerns.
4. Priorities and Objectives: The major priorities/objectives in the areas of affordable housing, homelessness, other special needs, and non-housing community development are as follows:

- a) Affordable Housing:
 - 1) Improve existing housing stock
 - 2) Increase new affordable housing opportunities
 - 3) Support neighborhood preservation and development
 - 4) Support other affordable housing initiatives
- b) Homelessness:
 - 1) Support temporary and permanent supportive housing options which offer the most appropriate placement for homeless sub-populations and special-needs groups
 - 2) Prioritize programs which provide critical support services directed to diminishing obstacles to stabilization for homeless persons
 - 3) Seek options for housing homeless families, for sheltering the difficult-to-serve chronic homeless, and for providing supportive post-treatment housing for persons in recovery
 - 4) Support the development of appropriate linkages between residential and support-services programs
 - 5) Participate in efforts to define performance guidelines and service models which appear most effective in meeting the needs of the homeless
 - 6) Prioritize programs which include aftercare services for previously homeless persons and families still at risk
- c) Other Special Needs:
 - 1) provide services for elderly
 - 2) provide services for disabled
 - 3) provide services for people living with HIV/AIDS
 - 4) provide services for people with addictions or in recovery
 - 5) public housing residents (not under the purview of the City)
- d) Non-housing Community Development
 - 1) support creation of permanent, private-sector jobs for low/moderate income persons
 - 2) support revitalization of commercial areas which serve low/moderate income persons
 - 3) support new facilities in areas which are significantly underserved and support improvements to existing facilities
 - 4) support small, minority and female-owned businesses
- e) Grants Management: In addition to the objectives which are specific to each program category, the City has identified critical management criteria which are broadly applicable across program categories. These criteria help the City to select effective programs and projects which use public resources wisely, follow sound administrative practices, and make a significant contribution to the health of the City and its neighborhoods. The City's management criteria for project funding include the following:
 - 1) Prioritize programs which can be implemented expeditiously.
 - 2) Support organizations which can demonstrate institutional stability, satisfactory track records, and successes in activities or programs similar to those for which grant funding is sought.
 - 3) Give priority to completion of previously funded CDBG/HOME/ESG/HOPWA activities.
 - 4) Prioritize projects which reduce on-going City costs and/or contribute to disposal of City-owned grant-acquired properties.
 - 5) Support only those projects which are compatible with long-range land use plans.
 - 6) Encourage leveraging and the use of other funding resources in conjunction with City-funded activities.
 - 7) Discourage programs which duplicate existing services, which can be accommodated under existing broader programs, or which fail to demonstrate evidence of significant need.

- 8) Protect previous City investments; provide for tax base increase; avoid significant long-term increases in City operational expenses.

Additionally, the City is seeking ways to simplify its grant process, to reduce unnecessary paperwork, and to provide more effective and user-friendly support to its service partners in the non-profit arena. In this five-year plan, the City is proposing to implement two-year approvals of grant-funding awards for selected service agencies based on several factors, including: a stable organizational history, a record of long-term City support, and the demonstrated ability to achieve a priority City objective.

5. Proposed Accomplishments:

- a) Affordable Housing: The City proposes to assist low, very low, and moderate income City residents in the areas of: maintaining/improving existing rental housing units, assisting homeowners to rehabilitate substandard homes, assisting homeowners to address health and safety concerns through partial rehabilitation and assisting low and moderate income citizens with homeownership through down payment assistance and second mortgage subsidies. The City further intends to promote the development of affordable housing by other entities; aggressively enforce the City's Housing Code; continue demolition of dilapidated structures; encourage the maintenance, modernization, replacement and dispersal of public housing; encourage efforts to increase private funding for construction, acquisition and rehabilitation of housing; support programs that increase housing opportunities for persons with special needs; support efforts to provide equal access to credit and fair housing opportunities; and finally, but importantly, connect housing programs to other neighborhood activities to encourage the strengthening and revitalization of our communities.
- b) Homelessness: The City proposes to provide direct assistance to homeless sheltering and service programs to the extent possible under its limited grant resources in this area, and to work cooperatively with other concerned parties to maximize existing resources and develop new funding sources and service options. For existing programs, the City will support well-run sheltering and transitional housing programs which offer appropriate placement, will prioritize effective supportive services which assist homeless persons to overcome obstacles to stabilization, and will support services for families with children. For new or expanded services, the City will seek options for the chronic homeless, will work to identify service models and standards, will encourage the provision of aftercare services, and will support linkages in the homeless service community.
- c) Other Special Needs: The City proposes to support programs which meet the objectives of the City's Homeless Assistance Plan, provide and connect individuals with affordable housing, and provide housing and other resources to chronic and/or hard to reach homeless populations and other special population categories.

HIV/AIDS:

The HIV/AIDS Atlanta EMSA Housing Plan, adopted by the Metro Atlanta HIV Health Services Planning Council (Planning Council) in 1998 and updated in 1999, reflects changes in the housing and service needs of people living with HIV/AIDS which guided the adoption of priorities and strategies to address these needs.

The Housing Plan was developed through a community-based planning effort that incorporated the input of interested community members, including people living with HIV/AIDS, representatives from AIDS service and housing organizations, housing developers, members of local government agencies, and members of the general public. A steering committee composed of representatives from the major jurisdictions in the EMSA, housing and homelessness organizations, Ryan White Program

and City of Atlanta HOPWA staff, and people living with HIV/AIDS guided the needs assessment and planning process.

The primary objectives guiding the 2000-2004 HOPWA program are to:

- Increase permanent housing options: Continue efforts to identify permanent housing solutions for people who are multiply-diagnosed, AIDS disabled individuals and families with children;. Provide long-term rental assistance and support for persons capable of moving from permanent supportive housing programs to independent living arrangements.
 - Strengthen and preserve approximately 250 HIV/AIDS housing units: By 2004 shift a higher percentage of funds to housing programs with decreased funding to support services not directly related to housing.
 - Create a viable HIV/AIDS Housing System: An AIDS Housing Task Force has been established to assist with coordination of HOPWA and Ryan White resources, to monitor changes in the needs of the population affected by HIV/AIDS and to make recommendations on revisions to the adopted priorities as needed.
 - Build system linkages: Continue to collaborate with and participate in other community planning initiatives that address affordable housing and housing related support services.
- d) Non-Housing Community Development Plan: The City proposes to continue to provide financial and technical assistance to small businesses with priority given to minority and female-owned businesses and microenterprises serving targeted low and moderate income areas. When feasible, the City will support the neighborhood revitalization in areas with adopted redevelopment plans. The City is committed to the maintenance of existing and the installation of new public infrastructure and the development of community facilities in significantly underserved low and moderate income areas. Through its job training activities, the City proposes to support employment by emphasizing job creation, job training and job placement for unemployed and under-employed low and moderate income residents. More specific goals and objectives by categories of need are included in the Strategic Plan, Priorities and Objectives.
- e) Program Management: Two-year approvals of grant funded will be staggered, with a first subset of qualifying programs receiving two-year approval for 2001-2002 funding and a second subset for 2002-2003 funding. Actual fiscal funding cycles will be unchanged, with monies continuing to come from the appropriate fiscal year grant; i. e., 2001 funds from the 2001 grant and 2002 funds from the 2002 grant. However, two-year agencies will not have to submit new applications for the second funding year, or execute new contracts; an extension provision will activate the second year's funding.

The advantages of this process will accrue both to the City and to the funded agencies. The paperwork burden generated by the annual application process will be greatly reduced as the number of programs needing to submit annually decreases. The contracting process will be significantly simplified for the second, extension year of the contract's term. And agencies will be able to formulate more stable long-range budgetary and operational plans with the assurance of a two-year funding commitment. These advantages are the same as those seen in the HOPWA and national Supportive Housing grant processes, on which this new City process will be largely based.

III.B. Affordable Housing:

The dual goals of providing affordable housing opportunities and improving neighborhoods are at the center of the City's housing programs. The City's successful in-town neighborhood revitalization initiatives have resulted in the rehabilitation of many old homes and significantly increased the housing market value in those areas. The conversion of light commercial buildings into loft developments has emerged to create a popular type of housing, located near Atlanta's central business district and rapid transit lines. These developments offer housing suitable for middle and upper income households, but affordable housing is scarce and the supply appears to be diminishing, especially for the very low-income, elderly and other populations with special housing needs. The City's affordable housing objectives and strategies for the next five years will give priority to creating and maintaining affordable housing opportunities and improving the housing conditions for extremely low and low-income individuals and families.

1. Basis for Assigning Housing Priorities by Need Category:

The City of Atlanta has a large number of citizens living at or below the poverty level. Many city neighborhoods have become increasingly poor in conjunction with the increasing age of the housing structures and the people residing in them. Over thirty-seven thousand units of the existing housing stock located in low-income neighborhoods are considered to be substandard (i.e. in need of substantial repair).. To maintain housing affordability and improve the quality of these substandard units, housing rehabilitation programs must be available at the time of code enforcement.

The basis for assigning housing priorities as indicated in the HUD Priorities Housing Needs Table 2, included in this section, resulted from the preliminary findings of a study underway by the Atlanta Outreach Consortium (AOC). The City of Atlanta has contracted with AOC to provide a comprehensive analysis of affordable housing in the City of Atlanta. This study includes the identification of housing needs, existing housing resources, special problem areas, impediments to affordable housing improvements, identification of additional financial resources/strategies, and establishment of a working group to develop new strategies for the City. This analysis is being done with consultation with the City's Housing Forum and other affordable housing groups. Although the report has not been finalized, the following preliminary recommendations have emerged from that six month process:

- Develop policies that distribute affordable housing effectively throughout the community in ways that strengthen the housing life cycle and the changing needs of individuals and families.
- Establish policies that provide incentives to affordable housing developers.
- Preserve the existing stock of affordable housing and set policies that stop the loss of affordable housing to gentrification.
- Eliminate lead-based paint hazards.
- Build the capacity of the affordable housing industry by addressing the absence of sufficient production and management capacity of community development corporations.
- Streamline the City's project approval, funding and permitting processes to facilitate affordable housing developments.
- Establish a Land Trust for affordable housing.

The City of Atlanta also is an active participant in the Housing Forum convened monthly by the Metro Atlanta Food Bank. The City facilitated the October 6, 1999 meeting to get input on affordable housing strategies. The group made the following suggestions and comments:

- Create a spectrum of tax credits so developments which include units for very low income households can be constructed. Right now it takes too many layers of financing to make projects with very low income units viable.
- Create an affordable land trust to insure that a unit remains affordable.

- Increase the capacity and number of non-profit developers.
- Establish more funding for subsidies.
- Advocate/lobby for state housing tax credits and change in DCA policy.
- Shift focus toward job creation and economic development.
- Focus City policy on <50% of area median income. Maintain current funding priority on housing and ensure that 75% of CDBG funding goes toward housing. (*and housing related programs*)
- Link income and housing cost in policies; ensure that the spectrum of housing addresses all housing needs, particularly those with the lowest incomes.

Many of the recommendations from these two groups are incorporated into this plan. Some of the policy issues, however, are being studied for further consideration.

2. Statement of Specific Objectives

The current and projected market conditions indicate the need to support affordable housing developments which target households below 51% of median income. The preliminary findings of the AOC study indicate that increasing and maintaining the supply of affordable housing requires substantial subsidies and leveraging of other resources. In recognition of these needs, the City has four priority housing categories for funding and leveraging other resources over the next five years:

a. Improve the existing housing stock:

- 1) Assist extremely low and very low income persons living in substandard rental units by making low and no cost loans for acquisition and rehabilitation of multi-family units to CHDO's, nonprofit, and private developers. (50/year).
- 2) Assist low and very low income homeowners living in substandard single-family units by making rehabilitation grants available (120/year).
- 3) Address health and safety problems (i.e. roof leaks, broken furnaces, failing plumbing) for low and very low-income homeowners through provision of emergency assistance grants (1000/yr).

b. Increase new affordable housing opportunities

- 1) Assist low and moderate-income persons with home ownership through down payment assistance and second mortgage subsidies (50/year).
- 2) Promote the development of new affordable housing, i.e. the acquisition and rehabilitation of existing housing units or construction of new units (100/year).

c. Support neighborhood preservation and development

- 1) Aggressively enforce the City's Housing Code (1,000 inspections/year).
- 2) Support demolition of dilapidated structures (currently identified 125 structures for demolition).
- 3) Support housing programs in conjunction with other neighborhood development efforts.
- 4) Coordinate with other programs that provide rehabilitation resources, including the Atlanta Housing Authority, the Atlanta Empowerment Zone, and other governmental, non-profit and private resources.

d. Support other affordable housing initiatives

- 1) Support at least one new/expanded project per year to increase housing opportunities for persons with special needs.
- 2) Support efforts to provide equal access to credit and fair housing programs for low and moderate-income citizens.

3. Proposed Accomplishments

The programs funded from the Consolidated Plan programs are anticipated to provide standard, affordable housing to approximately 170 extremely low- to moderate-income families annually, with priority given to households earning less than 51% of median income. The number of families to benefit

from the other City efforts to promote housing development and improve neighborhoods cannot be calculated, but it is presumed to be significant.

HUD Table 2A

Priority Housing Needs Summary for City of Atlanta

Priority Housing Needs	Median Family Income	Priority Need Level: High, Medium, Low	Estimated Units ¹	Estimated Dollars to Address ²
Small Related Renter	0 - 30%	High	1,017	15,255,000
	31 - 50%	Medium	377	5,655,000
	51 - 80%	Low	222	3,330,000
Large Related Renter	0 - 30%	High	327	4,905,000
	31 - 50%	High	1,418	21,270,000
	51 - 80%	Low	101	1,515,000
Elderly Renter	0 - 30%	High	535	8,025,000
	31 - 50%	High	147	2,205,000
	51 - 80%	Medium	62	930,000
All Other Renters	0 - 30%	High	649	9,735,000
	31 - 50%	Medium	472	7,080,000
	51 - 80%	Low	437	11,010,000
Owners	0 - 30%	High	367	5,505,000
	31 - 50%	High	273	4,095,000
	51 - 80%	Medium	349	5,235,000
Total All			6,753	\$105,750,000

¹ Estimated need is based on an assumption that if during the five-year Consolidated Plan period at least 10% of the estimated households with housing problems (*reference Section I-Housing Needs, Chart I.B.3*) could be addressed by the City and other resources (*reference IV.B of the Action Plan*), then 6,753 units could be rehabilitated, constructed, or otherwise subsidized. The estimated need does not infer that the City of Atlanta Consolidated Plan will support the entire estimated need; but rather it will seek to leverage its funding and partner with other resources to collectively address these housing problems. These estimates do not take into account the large number of homeless individuals and families, who are living in transitional housing programs and seeking permanent housing.

² Estimated costs are based on an estimated average investment of at least \$15,000 per unit by all available resources, including (but not limited to) the City of Atlanta and all the resources outlined in Section IV.B of the Action Plan. The City's Consolidated Plan estimated investment would be approximately \$45,000,000 for the five year period, based on the percentage of funds prioritized for housing and housing related projects.

III.C. Homelessness

1. Proposed Continuum Concept for City of Atlanta Homeless Assistance

Affordable housing, housing-related services, and assistance to the homeless and to persons living with HIV/AIDS are the primary emphases of the 2000-2004 Consolidated Plan. Affordable housing options represent the single most significant factor in preventing homelessness; the City's strategies for affordable housing are presented in other sections of this Plan.

Other causes of homelessness beyond affordable housing are harder to address directly. Even if substance-abuse treatment services were available in sufficient quantity, many addicted persons would probably not seek assistance while they were still functioning well enough to remain housed. Some will not seek help even if they become homeless. For persons struggling to hold down minimum-wage jobs and make ends meet, job training services to improve their skills and marketability might be an unaffordable luxury in terms of time and loss of income while in training. (CDBG regulations prohibit paying stipends to persons in training.) Domestic violence is a growing and often hidden problem with very deep roots. And then there are the larger societal issues, such as the loss of domestic jobs to cheaper overseas labor; births to single mothers too young and too ill-trained to simultaneously parent and provide economically for their families; the increasing utilization by U. S. employers of temporary or part-time help for whom no benefits are paid; endemic racism; and disinvestment in the poorer neighborhoods of urban centers across the country. These are clearly problems beyond the scope of a single municipal government, but just as clearly they are major factors contributing to poverty and, ultimately, to homelessness.

However, there are efforts being made within Atlanta by numerous service agencies to address some of the problems contributing to homelessness. Agencies providing services to address some of the problems contributing to homelessness include: Atlanta Housing Authority, Atlanta Legal Aid Society, Atlanta Respite, Compeer Atlanta, Fulton/DeKalb Housing Counseling, Housemate Match, Midtown Assistance Center, Senior Citizens Services, The Sullivan Center, and the Wesley Senior Citizens Program.

The City's continuum of care, which is graphically portrayed by the chart on the following page, is based upon several guiding principles. Emergency sheltering must remain an essential component of the continuum of care. Homeless persons ideally should be housed in the most appropriate temporary housing setting, which can mean emergency shelter for single adults without significant special needs, residential treatment programs for persons suffering from addictions, transitional units for homeless families with children, and safe haven and permanent supportive housing for the chronically mentally ill. Housing options alone cannot adequately address many of the problems of the homeless, and supportive services are a critical part of any comprehensive homeless assistance plan. The City recognizes that continuing support is important to assuring the continued stability of previously homeless persons who have successfully transitioned to permanent living settings. And the resources to address homelessness at the local level cannot be found within a single municipal government, but must instead come from the combined collaborative efforts of governments, businesses, charitable and religious organizations, and community support. The City's continuum of care includes the following steps:

- a. Identification of homeless person, assessment of needs, and intake into the assistance system. Intake can occur through a number of mechanisms/different agencies or programs.
- b. Determination of, and linkage with, appropriate services.
- c. Access to appropriate housing, temporary or permanent. This might mean emergency shelter, residential addiction treatment program, temporary motel stay, transitional program, safe haven, SRO, etc. "Appropriate housing" to be determined by the needs and resources of the particular client.
- d. Problem resolution, through services and temporary housing as needed, to enable client to overcome obstacles to a stable, housed existence.

- e. Transition from un-housed or temporarily housed living situation, to stable permanent housing.
- f. Ongoing support, follow-up, or intervention services, as needed, to assist newly housed persons through difficulties which might cause them to slip back into homelessness. These services are combined under the concept of "aftercare."
- g. Emergency financial aid, budget counseling, and similar services as needed to prevent persons who have not previously been homeless from becoming homeless due to financial crisis or changing life circumstances such as emerging health problems.

2. Homeless Prevention Strategies

Affordable housing, housing-related services, and assistance to the homeless and to persons living with HIV/AIDS are the primary emphases of the 2000-2004 Consolidated Plan. Affordable housing options represent the single most significant factor in preventing homelessness; the City's strategies for affordable housing are presented in other sections of this Plan.

Other causes of homelessness beyond affordable housing are harder to address directly. Even if substance-abuse treatment services were available in sufficient quantity, many addicted persons would probably not seek assistance while they were still functioning well enough to remain housed. Some will not seek help even if they become homeless. For persons struggling to hold down minimum-wage jobs and make ends meet, job training services to improve their skills and marketability might be an unaffordable luxury in terms of time and loss of income while in training. (CDBG regulations prohibit paying stipends to persons in training.) Domestic violence is a growing and often hidden problem with very deep roots. And then there are the larger societal issues, such as the loss of domestic jobs to cheaper overseas labor; births to single mothers too young and too ill-trained to simultaneously parent and provide economically for their families; the increasing utilization by U. S. employers of temporary or part-time help for whom no benefits are paid; endemic racism; and disinvestment in the poorer neighborhoods of urban centers across the country. These are clearly problems beyond the scope of a single municipal government, but just as clearly they are major factors contributing to poverty and, ultimately, to homelessness.

However, there are efforts being made within Atlanta by numerous service agencies to address some of the problems contributing to homelessness. Many of these agencies have been supported by Atlanta's CDBG and HOPWA programs; they include:

Atlanta Housing Authority	- supportive services for frail elderly persons to prevent institutionalization
Atlanta Legal Aid Society	- legal assistance with access to public benefits, and with problems related to housing and employment
Atlanta Respite	- respite services for families with moderately to severely mentally handicapped or developmentally disabled children
Compeer Atlanta	- trained volunteers working with mentally ill, elderly, and disabled, to avoid institutionalization or loss of home
Fulton/DeKalb Housing Counseling	- housing and budget counseling, eviction prevention, new home-buyers counseling
Housemate Match	- matching of compatible persons for shared living;; services for elderly, persons living with HIV/AIDS, and persons needing affordable housing
Midtown Assistance Center	- emergency assistance to working poor to forestall homelessness during periods of crisis
Senior Citizens Services	- meals on wheels program for frail elderly in their homes; day program for frail elderly who require day supervision to prevent institutionalization
The Sullivan Center	- emergency financial aid for mortgage, rent, utility bills, and the like to prevent homelessness
Wesley Senior Citizens	- supportive services to enable elderly to remain in their homes

TABLE 1A-CONTINUUM OF CARE CHART

3. Homeless Assistance Objectives

The City's direct grant funding for homeless-assistance programs is a part of an extensive mix of resources, including support from county, State, and HUD grants, from local charitable institutions like United Way and the Episcopal Charities foundation, and from private donors and volunteers. In conjunction with all these resources, the City's current level of funding supports programs which provide approximately 600 beds, and over 300 supportive services, on a daily basis. These programs are an essential part of the existing inventory of services, which the City is working to preserve. In addition, the City is working cooperatively to encourage expanded options throughout the metro area for housing and services for the homeless, through its commitment of staff resources and its participation in multi-organizational efforts.

The following homeless assistance objectives for the 2000-2004 Consolidated Plan are based primarily on pre-existing regional planning work, particularly the efforts of the Homeless Action Group, the Tri-Jurisdictional Collaborative on the Continuum of Care, and the regional Homeless Assistance Plan. These efforts reflect the regional nature and impact of the homeless problem, and the need to work collaboratively with a broad range of concerned partners in crafting solutions.

a. Residential Programs

- 1) Work to preserve the continuing operation of well-run residential programs meeting existing needs.
- 2) Support the creation of additional, appropriate housing options for particularly under-served needs; e. g., shelter beds for homeless men, extended-stay enriched shelters and transitional housing for families with children.
- 3) Give priority in funding consideration to those residential programs which offer the most appropriate setting for the sub-population or special-need group being served.

b. Families with Children

In recognition of the particularly fragile condition of homeless children, and the long-term risks and problems which homelessness presents to children, maintain the City's priority to programs for homeless families and children.

c. Supportive Service Programs

- 1) Continue to emphasize the critical role of supportive services in helping homeless persons and families overcome the obstacles which are preventing them from attaining a stable, housed lifestyle. Give priority to these most critically needed supportive services for the homeless:
 - case management services (especially for smaller shelter programs for which on-staff case management is not cost-effective, and for the unsheltered homeless);
 - employment-related services;
 - family support services, including child care and domestic abuse services;
 - on-the-street outreach and services to unsheltered homeless;
 - emergency and short-term assistance, including transportation assistance, clothing, furnishings, and move-in assistance.
- 2) Work to preserve the continuing operation of well-run service programs meeting existing needs.
- 3) Prioritize support-service programs which serve as significant specialized resources to other homeless programs and the broader homeless community, through formalized linkages, on-site visitations, and/or referral.

The City acknowledges the critical need for mental health services, substance abuse treatment, and physical health services for the homeless. These services will not be a priority for direct City

operational support due to the City's limited financial resources, and because these services are more appropriately provided through county/State units which have expertise and responsibility for these specialized services. However, they will remain a City priority for *capital* funding.

d. Chronic Homeless

- 1) Support sheltering options for the difficult-to-serve chronic homeless population, which consists primarily of single men with significant incidences of substance abuse, criminal histories, and/or chronic mental illness.
- 2) Explore the creation of a "jail halfway house" program, to divert on-the-street homeless persons arrested for quality-of-life ordinance violations from the criminal justice system to a low-demand, high-security shelter.

e. Linkages

- 1) Support formalized linkages between service programs and residential programs to ensure that residents of sheltering or transitional programs receive the support necessary to find stable housing and achieve self-sufficiency.
- 2) Support systems which increase meaningful linkages and information-sharing between homeless service providers to facilitate more efficient use of limited resources, more effective service delivery for homeless clients, and improved data collection, especially in establishment of baseline measures for service provision, costs, and long-term outcomes.

f. Aftercare services

Give priority funding consideration to homeless programs which incorporate aftercare services, including long-term follow-up, support, and counseling as needed, to ensure that the families and individuals which these programs have successfully transitioned are able to maintain independent living.

g. Program Models

- 1) Work with service providers and local funding entities to develop standards for predictors of successful service outcomes, and per-unit cost ranges for various types of programs and sub-populations.
- 2) Explore identifying particular service models which appear to be the most effective in meeting the needs of homeless sub-populations, in delivering appropriate services, and in attaining long-term success in stabilizing previously homeless persons.
- 3) Work with service providers to develop guidelines for program-operation concerns such as adequate security, client-eligibility issues and shelter rules, site/program size, needed ancillary amenities (meals, showers, etc.).
- 4) Give priority to effective programs which target particularly difficult-to-serve groups, and to programs providing needed services which are unique or very limited in availability.
- 5) Encourage effective linkages to "mainstream" programs which are responsible for provision of services to the populations in need, including homeless persons as well as housed persons.

h. Pre-Transitional Sheltering

Encourage pre-transitional or "enriched" shelter, especially for single adults, which will offer some or all of the following: breakfast, sack lunches, showers, laundry facilities, storage for personal belongings, assurance of bed space from night to night. Enriched shelter is encouraged to enhance homeless adults' readiness for job search and employment assistance services.

i. Supportive Drug-Free Housing

Encourage supportive transitional/permanent housing for persons in recovery from addiction, including those living with HIV/AIDS and/or mental illness, to enhance the possibilities for a successful and sustainable recovery process through the availability of drug-free residential environments with limited support services (on site or “on call” as needed). These residential settings should be able to assist residents to remain stable, with a lower level of supportive services than would be required in an active addiction-treatment setting.

III. D. Other Special Needs

Although not homeless, there are various populations within the City which require supportive housing. These populations include the elderly, the frail elderly, persons with disabilities, and persons with HIV/AIDS and their families. The City’s resources are not sufficient to address all these groups, but the City is committed to working with other entities to try to provide needed resources. There is little statistical data available on the numbers requiring supportive housing, but the City has relied on anecdotal information, projections from the 1990 Census, and other reports to identify areas requiring attention.

Based on the 1990 Census, the Atlanta Regional Commission determined that the total population over 65 years of age in Fulton County was approximately 178,000. Of this number, 16,961 (9.5%) had mobility limitations, 8,135 (5%) had self-care limitations, and 15,233 (8.5%) had both mobility and self-care limitations. Within the City of Atlanta, the percentages were higher, with 4,484 (10.4%) experiencing mobility limitations, 2,618 (6%) experiencing self-care limitations, and 4,526 (10.5%) with both mobility and self-care limitations. (Atlanta Regional Commission) The Robert Wood Johnson Foundation reported in 1996 that older persons represent one fourth of the growing population of people with chronic conditions, which include such problems as depression, vision loss, hearing loss, paralysis, diabetes, obesity, and complications from AIDS. This report suggested the need for more diverse supportive services, from supportive services in special residences to traditional medical care, and more integrated coordinated care. (Robert Wood Johnson Foundation, 1996) A study conducted for the National Institute on Aging in 1997 found that while the number of older people chronically disabled was increasing, their proportion to the total 65+ population was decreasing, perhaps due to better health care and nutrition and medical advances. This study suggested that the need for independent living facilities for the elderly was increasing. The Atlanta Outreach Consortium found that 52% of elderly renters and 31% of elderly homeowners reported housing problems. (1999) A task force of the Atlanta City Council, in conjunction with the City’s Department of Planning, Development and Neighborhood Conservation, is currently studying the problem of affordable housing for senior citizens.

Special housing needs are also experienced by persons with physical, mental and developmental disabilities. The DeKalb Disability Action Center states that a large majority of their calls for assistance request either housing or transportation. The Center has found that many housing units designed to be accessible for the handicapped are being occupied by people who do not require accessible units, thereby greatly diminishing the units available to those who require special modifications. (DeKalb Disability Action Center, 1999) It is believed that this finding is probably accurate for the Atlanta metropolitan area.

The Georgia Department of Human Resources reported that as of June 1999, the metro Atlanta area had 6,729 persons living with AIDS. Of this number, approximately 64% are African American, 33% are white, and 2.7% are Hispanic and other ethnic groups. Fifteen percent of adults and adolescents living with AIDS are women, and 79% are over the age of 30. The City estimates that the majority of people living with AIDS in the metropolitan Atlanta area are in need of supportive housing, but the supply of affordable units with services is limited.

The supply of housing for persons with addictions or in recovery from alcohol or other drug abuse is extremely limited. There is a need for both substance-abuse treatment facilities and for transitional and permanent housing for persons in recovery.

There is a significant waiting list for persons seeking public housing units. While priority has been given to homeless persons, there are many people currently living in sub-standard housing who are waiting for these units. The City works with the Atlanta Housing Authority to maximize the availability of affordable housing for low-income citizens.

The objectives and proposed accomplishments to address the supportive needs of the non-homeless are outlined below:

1. Provide services for elderly: provide day services and support services to enable 4,000 senior citizens annually to remain independent and/or prevent unnecessary institutionalization.
2. Provide services for disabled: a) provide support services for 1,000 disabled persons annually through programs providing day services, meals, and supportive services; b) provide respite services and day services for 100 persons annually who are mentally or physically developmentally disabled.
3. Provide services for persons living with HIV/AIDS: provide housing and housing-related services to 5,000 persons living with HIV/AIDS annually through provision of affordable housing units (200 units) and support services enabling clients to locate affordable housing, remain in existing housing, prevent homelessness, and/or secure services needed to maintain adequate housing.
4. Provide services for people with addictions or in recovery: provide services for 200 people with addictions or in recovery through the HOPWA program annually, and support funding of other addiction programs through other, non-City resources.
5. Provide services for public housing residents: work with the Atlanta Housing Authority to support programs which improve quality of life for 400 elderly and disabled public housing residents annually, to enable them to remain independent or secure more appropriate housing.

Table 1B. Special Needs of the Non-Homeless for Local Jurisdictions

Sub-Populations	Priority Need: High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address (Over 5 year period)
Elderly	M	17,250	1,975,000
Frail Elderly	M	2750	275000
Severe Mental Illness	M	750	200,000
Developmentally Disabled	L	500	200,000
Physically Disabled	L	5,000	250,000
Persons w/ Alcohol or Other Drug Addictions	M	1,000	2,975,000
Persons w/HIV/AIDS (Est. for 20-county EMSA)	H	5,000	1,5000,000
Other (specify)	INA	0	INA
TOTAL		32,250	\$20,875,000

* INA - Information not available

III. E. Non-Housing Community Development Plan

The City's Comprehensive Development Plan describes in detail the non-housing community development needs, policies, objectives and strategies. The following needs, policies and objectives are relevant to CDBG funding:

1. Economic Development: The City has identified neighborhoods where economic development is lagging behind the rest of the City. The objective for CDBG funding is to help expand economic opportunities for persons of low and moderate income by:
 - fund employment and job training and counseling programs for unemployed and underemployed City residents
 - support neighborhood commercial revitalization
 - provide micro-business loans and technical assistance to develop the business skills of small businesses
2. Infrastructure Improvements: The City has significant needs in the areas of infrastructure improvements, including the improvement/creation of sidewalk and curb cut improvements, infrastructure projects to improve access to public facilities, including offices, parks, recreation facilities, and other facilities with significant public use. The City has significant needs in the areas of drainage, sewer systems and water quality control, and will continue to address conditions which threaten the health and well being of communities and residents of the City. Priorities in this area include:
 - increase the number of standard sidewalks to enhance citizen safety and neighborhood revitalization
 - support programs which improve the condition of and safety at City-owned facilities
 - address insufficiencies which threaten health, safety and overall quality of life
3. Public Facilities: Many of the City's parks and recreation facilities have deteriorated conditions, and many neighborhoods do not have adequate park/recreation to address the needs of their residents. Other problems include accessibility to existing facilities, inadequate lighting and other safety limitations, and lack of sufficient land and/or facilities to provide adequate services, especially for youth programs. Consolidated Plan policies to address these issues include the following:
 - support programs which address health and safety concerns
 - support recreational facilities in underserved areas, to the extent possible given limited funds available for non-housing/homeless projects
4. Social Services: The development of viable, revitalized communities requires that problems addressing the individuals who reside in these communities are also supported. The Consolidated Plan emphasis on programs to develop affordable housing and assist the homeless are supported by the social service activities recommended for funding under this Plan. However, the Plan also recognizes the need for services for special populations, especially those who could not continue to live independently in these neighborhoods without some social service support. Consolidated Plan policies to address these issues include the following:
 - support programs that meet the objectives of the City's Homeless Assistance Plan
 - support programs that provide and/or connect individuals with affordable housing
 - support programs that support basic life needs, e.g. housing and employment
 - support programs that enable people to remain in their homes

Table 2B. Priority Community Development Needs for Local Jurisdictions

Community Development Needs	Priority Need: High, Medium, Low, No Such Need	Estimated Units	Estimated Dollars to Address
Public Facility Needs (Facilities)			
Neighborhood Facilities	M		
Parks and Recreation Facilities	H	105	252,828,000
Health Facilities	*		
Parking Facilities	*		
Solid Waste Disposal Facilities	L	13	172,315,000
Asbestos Removal			
Non-Residential Historic Preservation	L	14	5,804,000
Youth Centers	*		
Child Care Centers	*		
Senior Centers	*		
Other Public Facility Needs: Arts & Culture	L	16	1,244,000
Infrastructure (Facilities)			
Water/Sewer Improvements	M	25	113,396,000
Street Improvements	M	29	98,621,000
Sidewalks	H	80	72,962,000
Sewer Improvements	M	25	28,284,000
Flood Drain Improvements	M	26	81,247,000
Other Infrastructure Needs	L	11	533,400,000
Public Service Needs (People)			
Handicapped Services	H	INA	INA
Transportation	M	INA	INA
Substance Abuse Services	M	INA	INA
Employment Training	H	275	2,000,000
Health Services	*	INA	INA
Other Public Service Needs (homeless, housing svcs)	H	INA	INA
Anti-Crime Programs (People)			
Crime Awareness	L	INA	INA
Other Anti-Crime Programs	M	INA	INA
Youth Programs (People)			
Youth Services	L		2,259,685
Child Care Services	L	INA	INA
Other Youth Programs	L	INA	INA
Seniors Programs (People)			
Senior Services	H	3,800	136,2540
Other Senior Programs	*	INA	INA
Economic Development (Jobs)			
Rehab, Publicly or Privately Owned	M	20	10,000,000
Commercial/Industrial	M	160	8,000,000
CI Infrastructure Development	M	300	15,000,000
Other Commercial/Indus. Improvem'ts	M	100	5,000,000
Micro-Enterprise Assistance	H	200	10,000,000
ED Technical Assistance	H	200	10,000,000
Other Economic Development	M	140	7,000,000
Planning			
Planning	M	INA	INA
Total Estimated Dollars Needed	NA	NA	

(*) INA - Information not available. City has no jurisdiction on these services and cannot determine needs.

III. F Barriers to Affordable Housing:

The City of Atlanta takes seriously the need to make all public and private facilities accessible for all of its citizens. The emphasis for the use of City funds is to make public facilities and high-use private facilities accessible to the public. The City intends to explore additional ways to address this area of need. Some areas to be studied are:

- Minimize community resistance by encouraging and funding community-based developers and service providers in good standing with NPUs to develop and manage affordable and supportive housing/shelters for persons with no- to very-low income.
- Expedite development of City's computerized permitting process and improve grant approval processes.
- Continue to work with affordable-housing developers to streamline City's building permitting process.
- Continue to work with the housing community to develop new strategies and provide support for affordable housing programs.

III.G. Lead-Based Paint Hazards

The City of Atlanta Department of Housing and Community Development has established defective paint/lead-based paint abatement standards, practices and procedures to which City contracted housing rehabilitation projects must adhere. Specific requirements for abatement, protection of occupants and workers during abatement, clean-up and disposal are incorporated in all City/HUD funded housing rehabilitation contracts, initial inspection report, bid proposal and specifications.

To address the lead based paint problem generally, the following steps will be taken:

- Analyze 24,000 blood samples to determine geographic sections of the City where elevated blood lead levels exist.
- Merge the blood sample analysis with the Georgia Tech Safety Health and Environmental Technology Division estimate of the geographic distribution potential for lead based paint and dust hazards.
- Coordinate the resubmission of City endorsed applications to the HUD Lead Based Paint Abatement Program.
- Initiate a risk assessment program in areas not served by the Abatement Program application..

The Atlanta Housing Authority has contracted with an environmental consulting firm to develop a comprehensive Lead Hazard Management Program, which is scheduled to be completed October 19, 1999. The Program will include the following components:

- Updated procedures to implement all resident notification requirements.
- Updated Elevated Blood Level (EBL) response procedure.
- Initial HUD testing requirements.
- Short and long term plans to address lead hazard control issues at applicable properties (i.e., "target housing" constructed before 1978).

III.H. Anti-Poverty Strategy

Atlanta's poverty problems are similar to those in other major urban areas. Areas of concern include large skills gap in the workforce, hunger and homelessness, affordable housing shortages, and concentrations of poverty. Rapid development outside of the central city has created a mismatch between where many potential workers live and where the jobs are located. In Atlanta, less than one-half of the region's entry-level jobs are located within a quarter mile of a public transit route. While jobs in the Atlanta suburbs increased 9.8%

between 1991 and 1996, jobs in the City of Atlanta increased only 0.8% during this same time period. (*The State of America's Cities*, U.S. Department of Housing and Urban Development, 1999) The types of jobs available and the trend toward dispersed development have led to consistently higher unemployment rates for Atlanta compared to its suburbs. Employment forecasts for Fulton County show a small increase in jobs between 1990 and 2000, followed by an actual decline between 2000 and 2010. These projections are based on a presumption that Atlanta's role as a distribution center will diminish significantly after 2000, with only the services sector expected to experience healthy growth. (Source: Woods and Poole Economics, Inc., 1991) Although poverty is found in each quadrant of the City, these problems are most prevalent in the inner city where the majority of Atlanta's low-income residents and neighborhoods are concentrated. The following is a discussion of the goals, policies and programs that the City has adopted to address those factors that have been identified as the root causes of the City's poverty problems.

1. Goals

In order to address poverty in the City of Atlanta, the following goals have been developed and adopted in the City's 2000 Comprehensive Development Plan (CDP):

- a. Preserve and increase decent, secure, affordable housing for all citizens
- b. Increase accessibility to jobs, services and places of leisure
- c. Increase the number of jobs for low-income City residents
- d. Protect, maintain and enhance the quality of neighborhoods
 - e. Promote greater economic and human development and investment throughout the City, especially on the southside and in poorer neighborhoods

2. Policies

To achieve the above goals, the City has adopted the following policies in the City's 2000 Comprehensive Development Plan (CDP):

- a. Support programs and projects that provide decent housing and suitable living environments and expand economic opportunities, principally for persons of low and moderate income
- b. Support and strengthen social services which assist vulnerable and needy citizens of Atlanta in becoming more self-sufficient, productive, and stable members of our community
- c. Promote balanced growth so as to address poverty, the retention of young adults, the creation of jobs and the provision of services for youth, the elderly and persons with disabilities
- d. Create and expand economic development opportunities which will increase private investments in the City
- e. Support programs which promote neighborhood commercial revitalization
- f. Encourage the growth of minority business enterprises
- g. The City's human services needs far outstretch the availability of City resources. Therefore, the City must look to alternative funding sources, alternative programming, and coordination of resources.
- h. Assist in the development of community-based solutions to human services needs

3. Strategies

- a. Seek to coordinate with other public and private entities to share and maximize limited resources
- b. Provide support for programs which provide basic life needs
- c. Improve the coordination of agencies serving the homeless
- d. Promote employment and job-training efforts consistent with Atlanta's needs
- e. Improve the City's infrastructure
- f. Promote the development of standard, affordable housing
- g. Increase demolition of dilapidated housing
- h. Encourage local public and private organizations to share resources in meeting human services needs
- i. Give priority for limited social service resources to programs that:
 - meet the objectives of the City's Homeless Assistance Plan

- connect individuals to affordable housing, that keep people in their homes or prevent unnecessary institutionalization
 - have significant impact on meeting basic life needs
 - coordinate with other related service programs
 - are able to document success in related activities
 - serve chronic and hard to reach homeless populations
- j. Actively monitor and enforce the City's First Source Jobs policy legislation to reduce the high unemployment rate of City residents

4. Existing Programs

The issues associated with poverty in Atlanta are being addressed by a variety of public programs and private sector initiatives in the areas of economic development, affordable housing, job creation and job training, small business development, and community development programs. Several City departments implement programs which are aimed at addressing problems which lead to poverty. Some of these programs are:

- a. Affordable housing programs implemented by the Bureau of Housing Finance and Economic Development
- b. Economic development programs coordinated by the City and implemented by quasi-public and private non-profit agencies
- c. Job creation, job training and job placement programs coordinated through the Atlanta Workforce Development Agency or through private, non-profit agencies
- d. Social service support programs coordinated by the Bureau of Human Services but contracted with private, non-profit agencies
- e. Public infrastructure improvements designed to support community and economic development or relieve health and safety hazards (these projects are implemented by the Department of Public Works)
- f. Park and green space programs to improve neighborhoods and create recreational opportunities for youth, and implemented by the Department of Parks, Recreation and Cultural Affairs
- g. Projects which support handicapped accessibility to help ensure that all resources are available to all the citizens of Atlanta

5. Private Sector Non-Profit Efforts

The City of Atlanta recognizes that the needs of the city greatly exceed its limited resources and, therefore, the City actively works to coordinate with other programs and services to maximize the available resources and to support efforts which complement the City's programs. The City intends to continue this effort to work with other programs, jurisdictions, and individuals to help to address the most pressing needs of its citizens, particularly its low/moderate income population. Some of the programs provided by other agencies in support of the City's low/moderate income population are as follows:

- The United Way: The United Way provides a variety of human services to support approximately 58 City of Atlanta agencies. The United Way targets its resources to strengthening families, nurturing children and youth, encouraging citizen involvement, and increasing self sufficiency.
- Operation Weed and Seed: Operation Weed and Seed is a U.S. Department of Justice community-based initiative in which law enforcement agencies and prosecutors cooperate in "weeding" out criminals and "seeding" by bringing human services to areas for prevention, intervention, treatment and neighborhood revitalization.
- Atlanta Partners for Education: Atlanta Partners for Education offers Atlanta's business community and various nonprofit, civic, higher education, religious, social and professional organizations the opportunity to work together to meet both the needs of the schools and the partners.

- Title 1 Federal Grant (U.S. Department of Education; Elementary and Secondary Education Act): The City of Atlanta public schools receive approximately \$24 million annually (fluctuates based on number receiving free and reduced fee lunches) to supplement educational opportunities for economically deprived youth.
- Family Information Center (Atlanta Public Schools) This Center provides assistance to parents in acquiring effective parenting skills, and encourages them to become more actively involved in their childrens' education and school.
- Youth Mobile Resource Center: The Youth Mobile provides employment and training information, community crisis intervention, emergency health assistance, counseling, information and referrals, computer literacy skills training, tutoring, parenting training and drug-abuse prevention programs, as well as exposure to cultural and recreational activities and events.
- The Atlanta Youth Commission: The Atlanta Youth Commission was created for the purpose of acting as a clearinghouse/think tank for ideas and to provide input to the City of Atlanta on youth issues.
- Atlanta Workforce Development Agency: The Atlanta Workforce Development Agency provides a one-stop shop for employment-related services for the City's unemployed citizens. non-profit agencies whose specific purpose is to provide employment-related assistance for low and moderate income citizens.
- Atlanta Dream Jamboree: Each year over 3,000 high school students from the Atlanta area attend this two-day exploration of educational and training opportunities.

III.I Institutional Structure

The planning, coordination, and implementation of the Consolidated Plan programs are the responsibility of the Department of Planning, Development and Neighborhood Conservation. This Department incorporates the Office of Grants Management, which is responsible for the overall planning, coordination, and monitoring of these programs; the Bureau of Housing Finance and Economic Development, which oversees and/or implements the affordable housing and facility construction/rehabilitation programs; the Bureau of Planning, which oversees planning and technical assistance projects; and the Bureau of Human Services, which is responsible for the implementation of the human service programs. Other City entities with implementation responsibilities include the Department of Public Works, the Department of Parks, Recreation and Cultural Affairs, the Atlanta Workplace Development Agency, and other City departments, as appropriate. Program administration involves the Department of Finance, the Office of Contract Compliance, the Law Department, and the Bureau of Purchasing and Real Estate. The Office of the Commissioner and Grants Management conduct regular meetings with the implementing departments/bureaus to monitor program administration, identify problem areas, and work to address outstanding issues and expedite program implementation. These offices are further responsible for the development of an Annual Plan which addresses the needs identified in this Consolidated Plan.

III.J Coordination

As is evident in the previous sections, the City of Atlanta recognizes that the responsibility for addressing the needs of the low and moderate income citizens of this City requires the coordination of the City's resources with those of the private sector and other public-sector entities. The City intends to continue to work with these other programs and to maximize limited resources to address the problems of low and moderate income citizens.

1. The Consolidated Plan will be submitted to the State's A -95 Clearinghouse Office, which will then submit the Plan to State agencies and surrounding jurisdictions for review and comment. Any comments received through this process will be forwarded to the City for response and comment. City staff will then be responsible for responding to comments.

2. The Consolidated Plan will be submitted to the Atlanta Regional Commission, which allows for a review and comment period for jurisdictions in the Regional Planning District, including public and private agencies that might be impacted by activities as proposed in the Consolidated Plan. Any comments received through this process will be forwarded to the City and maintained by the Atlanta Regional Commission.
3. Fulton and DeKalb Counties will receive copies of the Consolidated Plan for review and comment. The City and these two counties periodically collaborate on common projects, such as homeless needs assessments, recommendations for HOPWA funding, and development of priorities for HUD funding under the non-entitlement homeless programs.
4. As the implementing entity responsible for development of the metro-wide Housing Opportunities for Persons with AIDS (HOPWA) program, the City coordinates closely with Fulton, DeKalb, Gwinnett, and Cobb counties and the city of Marietta. The City also makes presentations to the Metro Atlanta HIV Health Services Planning Council, which reviews proposals and makes funding recommendations to the City. This coordination has included a close working relationship with the Fulton County Ryan White staff, to ensure that these two funding sources maximize limited resources and do not duplicate services.
5. The Housing Authority of the City of Atlanta (a.k.a. the Atlanta Housing Authority or AHA) is an independent agency that is not officially connected to the City of Atlanta. However, the City works closely with AHA in the development of affordable housing opportunities programs and the development of strategies to improve the housing stock of the City of Atlanta and housing conditions for low-income residents of the city.
6. The City coordinates its citizen participation efforts through a system of Neighborhood Planning Units (NPU) which consist of contiguous neighborhoods which meet to discuss issues of mutual concern and provide feedback and recommendations to the City government. A representative of each NPU participates in the Atlanta Planning Advisory Board, which provides additional input into citywide issues and funding recommendations.
7. The Atlanta Development Authority (ADA) is a public authority created by the City of Atlanta to promote the revitalization and growth of the City through a comprehensive and centralized program focusing on community development and redevelopment. The ADA represents a consolidation of the City's economic and community development efforts in real estate, finance, marketing and employment, for the purpose of providing a focal point for improving Atlanta's neighborhoods and the quality of life for all of its citizens.
8. The City also coordinates with other entities, including the Housing Advisory Board, the Homeless Action Group, the Atlanta Neighborhood Development Partnership, and other housing, economic development, and service providers.

III. K. Public Housing Resident Initiatives

The programs described in detail in Section II. "Housing Market Analysis" are Public Housing Resident Initiatives funded by AHA through the Comprehensive Grant, Drug Elimination Program or Operating Budget. AHA also provides a Resident Association Officers Training Program which provides on-site training for Resident Associations/Resident Management Corporations officers and members within AHA's 37 Public Housing communities. Program is implemented with assistance from Rehabilitation Exposure, Inc.

IV. YEAR 2000 ACTION PLAN (SECTION 91.200)

IV.A. Standard Form 424 (see Appendix A)

IV.B. Resources

1. HUD Entitlement Grants

For the year 2000, the City of Atlanta anticipates the following allocations from the U.S. Department of Housing and Urban Development entitlement grants:

Community Development Block Grants (CDBG)	\$12,205,000
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 3,407,000
HOME Investment Partnership Program (HOME)	\$ 3,626,000
Emergency Shelter Grant (ESG)	\$ 433,000

All allocations for 2001-2004 are subject to Congressional authorizations and appropriations.

2. Other HUD Grant Resources/Economic Development

Other major HUD economic resources include programs for which the City has been awarded funds: Section 108 Loan Guarantees for Mechanicsville (\$4,400,000) and the Northyard Business Park (\$500,000); Economic Development Initiative (EDI) grant for Mechanicsville (\$1,252,350), and the Brownsfield Economic Development Initiative (EDI) grant for the Northyards Business Park (\$500,000)

Other anticipated federal resources include a \$1.2 million grant from the U.S. Department of Commerce, Economic Development Administration, for the Northyard Business Park and funds for small, minority and female businesses through the Small Business Administration 504 Loan Program.

3. Other HUD Grant Resources/Empowerment Zone (EZ)

The Pryor Road Development project was approved for \$784,000 in EZ funds to develop a shopping center which was identified in the redevelopment plan. The EZ Revolving Loan Fund and One Stop Capital Shop were approved for \$4.5 million and \$1.3 million, respectively, to assist businesses located in or relocating in the zone. Northyards Business Park was approved for \$5 million for the development of a community center to serve Zone residents in the Vine City/English Avenue neighborhoods. The Expand After School/Youth to Work Program was approved for \$150,000 for after school programs at 6 zone middle schools. Programs were also approved to assist homeownership, including \$4 million for the Atlanta Center for Home Ownership, \$7.2 million for a Mortgage Assistance Program, \$2 million for the Senior Citizen Owner Occupied Rehabilitation Program, and \$200,000 for Burglar Bars and Smoke Detectors. The Empowerment Zone resources, although not part of the annual Consolidated Plan process, will continue to utilize its resources to coordinate with other City programs and initiatives.

4. Housing Related Resources

The City of Atlanta and its development community (both nonprofit and for-profit) aggressively pursue federal, state, and local resources to assist in the production and maintenance of affordable housing. As an Entitlement Community, the City of Atlanta carefully targets the use of its allocations to maximize housing production and community benefit. Chart III, B. 1-4 show the resources currently received in the City and the types of financing these resources provide.

IV. B.1. Current Federal Resources

	Acquire	Rehab	New Construct	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
HOME	X	X	X	X			X
HOPE1		X					
HOPE2	X	X		X			
HOPE3	X	X		X			
HOPE6			X				
CDBG	X	X	X	X	X	X	X
EZ/ SSBG	X	X	X	X			
Section 8					X		
Section 8 Mod. Rehab		X			X		
Section 811		X	X		X		
Section 202			X				
ESG	X	X				X	X
Rehab Investment Tax Credit		X					
Supportive Housing		X					
HOPWA	X	X	X		X	X	X
DOE		X	X				
Section 203K		X	X				

IV. B.2. Non-Federal Public Resources

	Acquire	Rehab	New Construct	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
State of Georgia: Low Income Housing Tax Credit	X	X	X				
Georgia Housing Trust Fund for the Homeless	X	X	X			X	X
Landmark Historic Property Tax-Abatement		X					
Rehabilitation Historic Property Tax Abatement		X					
Secondary Market (Fannie Mae, Freddie Mac, LIMAC)		X	X	X			
ADA/URFA: Single-family Mortgage Revenue Bonds	X	X	X	X			
501(c)(3) Bond Issues	X	X	X	X			
Multi-Family Housing Revenue Bonds	X	X	X				
Tax Allocation Districts			X				

Continued on next page

	Acquire	Rehab	New Construct	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
City of Atlanta: General Fund		X			X	X	X
Development Impact Fee Exemptions (COA)		X	X				
Housing Enterprise Zone Tax Abatement	X	X	X				
Atlanta/Fulton Land Bank Authority	X						

The Georgia Housing and Finance Authority (GHFA) administers the **Low Income Housing Tax Credits (LIHTC)** program. This program provides tax credits to projects based in the percentage of low-income units provided. These credits are sold to investors to provide equity for the deal. Additionally, GHFA administers the **State Housing Trust Fund**. State awards are made directly to eligible non-profit organizations. The **Landmark Historic Property Tax Abatement Program** provides an 8 year tax abatement for income producing buildings designated as a Landmark and the **Rehabilitated Historic Property Tax Abatement Program** which provides an 8 year tax abatement for properties listed on the Georgia Register of Historic Places and have undergone major rehabilitation. The State's fiscal year runs from June 1 through May 31 and does not coincide with the City fiscal year.

The Atlanta Development Authority (ADA)/Urban Residential Finance Authority (URFA) issues tax exempt **single family mortgage revenue bonds** and uses the proceeds from the sale of bonds to provide mortgage loans to eligible home buyers. Home buyers may purchase existing, rehabilitated, or newly constructed homes for their principal residence. Loans are provided at below market interest rates for a term of thirty years. CDBG funds are used to provide down payment assistance through the Atlanta Affordable Housing Opportunities Program (AAHOP) to lower income home buyers who receive permanent financing through URFA.

URFA has been actively involved in issuing **multifamily housing revenue bonds** to provide financing for acquisition/new construction or acquisition/rehabilitation of multifamily units. Developers receive below-market interest rate permanent financing for projects that increase the availability and affordability of rental housing stock in the City of Atlanta. URFA issues **501(c) 3 bonds** and loans them to nonprofit corporations for a variety of housing related projects. Proceeds from the sale of these bonds may be used for acquisition and rehabilitation of multifamily and single family projects. In 1990, construction loan revenue notes were issued and loaned to nonprofit corporation in Vine City to facilitate the acquisition, construction, and renovation of single family homes in the neighborhood.

The West Side (Farlie Poplar, Vine City, English Ave, and Techwood Dr) **Tax Allocation Districts** was established to promote development including new and revitalized housing in the downtown/west side neighborhoods. For tax producing properties, future tax revenues are used to secure bond financing support legislatively approved capital cost for the project.

The City provides **General Fund** assistance to supplement human service agencies receiving grants from the City. The **Development Impact Fee Exemptions** is provided to 100% exemption to developers of affordable housing priced less than \$89,850 (1.5 x median income) and 50% exemption to developers of affordable housing priced less than \$149,750 (2.5 x median income). Enterprise Zone applicants are also eligible to receive Development Impact Fee Exemptions.

Once designated, the City **Housing Enterprise Zone (HEZ) Tax Abatement** program, enables qualified developments ad valorem tax abatement for five (5) year and a reduced amount of taxes for years six through ten. Abatement is provided to both for profit and non-profit entities that produce affordable housing for rent and sale using Housing Enterprise Zone tax abatement programs.

The City encourages eligible non-profit organizations to also request funding directly from the State to maximize impact and minimize duplication of effort. Priority for funding using the City resources is given to projects demonstrating leveraged funding with non-federal and private resources.

The **Atlanta/Fulton County Land Bank Authority** provides a mechanism to return non-tax generating properties to a productive use, especially for the creation of housing, industrial development and jobs for low and moderate income citizens.

Chart IV. B.3. Private Resources/For Profit

	Acquire	Rehab	New Construct.	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
Banks, Thrifts	X	X	X	X		X	
Bank of American CDC	X	X	X	X			
Wachovia CDC	X	X	X	X			
Fannie Mae/America in Communities Fund	X	X	X	X			
Georgia Power/Good Cents Program		X	X				
Georgia Pacific/Project Hope			X	X			
Federal Home Loan Bank Affordable Housing	X	X	X			X	X

Bank of America CDC along with other local financial institutions pooled permanent financing resources and provided loans for the purchase of new or existing homes by low and moderate families as their principal residence under a “First Time Home ownership” program.

Wachovia CDC along with other local financial institutions pooled permanent financing resources and provided loans for the purchase of new or existing homes by low and moderate families as their principal residence under a “First Time Home ownership” program.

The **Fannie Mae Foundation /America in Communities Fund** intends to provide a \$5 million principal investment to establish a revolving line of credit partially matched with local funds to promote the development of affordable housing. The City plans to implement the Housing Development Program (HDP) to provide acquisition, rehabilitation and new construction short-term loans and URFA implements the “Home Atlanta” program providing mortgage assistance loans for first time home buyers.

The **Georgia Power/Good Cents** Program provides grants to homeowners who builders or rehabilitate single family homes to meet energy efficiency standards. Newly constructed units are eligible for a \$2,000 grant while \$500 is provided for the rehabilitation heating, air conditioning systems or Weatherization of exiting homes to meet energy efficiency standards.

Georgia Pacific Corporation/Project Hope committed \$2,000,000 to the Clark-Atlanta University/Vine City area and has created Project HOPE, a non-profit organization, to build affordable housing.

Federal Home Loan Bank offers an Affordable Housing Program which awards low-cost financing on a competitive basis for affordable housing projects. The Community Investment Program (CIP) provides low-cost funds to member institutions for terms of one month to 20 years. These funds can be used for affordable housing projects and serve as an important source of private financing.

Chart IV. B.4. Non-Profit Resources

	Acquire	Rehab	New Construct	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
ANDP	X	X	X			X	
Local CDCs	X	X	X	X	X		
Enterprise Foundation		X					
United Way	X	X	X	X	X	X	X
Metro Atlanta Community Foundation					X		X
Atlanta Housing Equity Fund	X	X	X			X	

Atlanta Neighborhood Development Partnership (ANDP) Fund provides financial assistance and capacity building grants to neighborhood based CDC's working with ANDP's Housing Development Department. The \$3 million fund, comprised of funds pooled from private foundations such as the Ford Foundation (\$300,000), Coca-Cola (\$100,000), National Community Development Initiative (\$75,000), Atlanta Chamber of Commerce (\$25,000), and other private donors, is administered by ANDP and is available to operating support.

The **Enterprise Foundation** provides operational support to and provides acquisition and new constructions to non-profit community development organizations.

The **United Way** provides grants to non-profit community organizations with funding emphasis give to programs meeting basic needs, increasing self-sufficiency, strengthening families and nurturing children and youth. Many of the United Way recipients also receive Federal, State, and other local grants, which are leveraged with these private funds to support their initiatives. \$1 million in operating support for affordable homeownership programs was provide in the 13 county metropolitan area. The Individual Development Account (IDA) program provided home ownership training and matches purchasers savings 4:1 for down payment assistance to purchase a home. Approximately \$500,000 in matching funds were provided during the second year of the IDA program.

Community Foundation for Greater Atlanta (CFGA) in its original trust form, was developed in 1951 by the City's four major banks to serve a variety of donors and has grown to become the 18th largest community foundation in the country with assets of over \$312 million CFGA was established as a non-profit vehicle for philanthropy and pools funds to provide grants to support various causes, including housing initiatives and capacity building of non-profit organizations in the 22-county metropolitan Atlanta area. Many of the CFGA recipients also receive Federal, State, and other local grants, which are leveraged with these private funds to support their initiatives.

The Atlanta Housing Equity Fund of \$5,500,000 was established as an investment pool to provide financing for rehabilitation of existing or construction of new single family, multi-family and SRO housing. The fund is administered by ANDP with resources from private corporate investors seeking to purchase low income housing tax credits.

Chart IV. B.3. Private Resources/For Profit

	Acquire	Rehab	New Construction	Homebuyer Assist.	Rental Assist.	Homeless Assist.	Homeless Prevent.
Banks, Thrifts	X	X	X	X		X	
Bank of American CDC	X	X	X	X			
Wachovia CDC	X	X	X	X			
Fannie Mae/America in Communities Fund	X	X	X	X			
Georgia Power/Good Cents Program		X	X				
Georgia Pacific/Project Hope			X	X			
Federal Home Loan Bank Affordable Housing	X	X	X			X	X

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ANDP	X	X	X			X	
Local CDCs	X	X	X	X	X		
Enterprise Foundation		X					
United Way	X	X	X	X	X	X	X
Metro Atlanta Community Foundation					X		X
Atlanta Housing Equity Fund	X	X	X			X	

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C. Annual Action Plan Activities To Be Undertaken

(See Volume 2 for HUD Table 3's and 3A's)

HUD Table 3 is presented in Volume II for all four grant programs. Brief summary descriptions of the approved 2000 CDBG, ESG, HOPWA, and HOME projects are presented below:

Housing

CAMP Super Block Phase IV (\$200,000)	-acquire/rehab 4-5 existing homes for 1 st -time buyers (Dill Ave.)
CHDO/CBDO Operating Grants (\$240,000)	-support operation of nonprofit affordable housing development organizations (Citywide)
Care and Conserve (\$52,500)	-water conservation related home repairs (Citywide)
Community Housing Resource Center (\$654,060)	-centralized intake/repairs for emergency home repairs (Citywide)
English Avenue Lindsay Street Corridor (\$100,000)	-acquisition 2 parcels for housing construction (English Avenue)
Fulton/Atlanta Land Bank (\$161,718)	-clear titles on tax delinquent properties for housing redevelopment (Citywide)
Habitat for Humanity Property Acquisition (\$240,000)	-acquire 32 properties to construct homes for purchase by low/moderate income persons (Riverside, English Ave., Almond Pk., S. Atlanta, Oakland City, Dixie Hills)
Homeownership Assistance Program (\$525,000)	-support homeownership programs by non-profits (Citywide)
HDHC Rehab Year 2000 Program (\$495,000)	-acquire/rehab 5 houses (MLK, Jr. Historic District)
Housing Code Inspection (\$199,473)	-code enforcement (Community Development Impact Area/CDIA)
Housing Demolition/Reclamation (\$750,000)	-demolish In-Rem Board structures (CDIA)
Housing Rehabilitation Administration (\$448,078)	-staff to implement City housing programs (Citywide)
Multi-Family Housing Loan Program (\$327,556)	-loans for private owners to acquire/repair/construct 60 affordable multi-family housing units (CDIA)
Owner-Occupied Housing Rehabilitation (\$1,878,400)	-loans to low/moderate income homeowners to bring their homes up to Code (Citywide)
Project Extend (\$205,877)	-emergency home repairs for elderly and physically challenged (Citywide)
Smoke Detectors (\$94,000)	-purchase smoke detectors for low income residents (Citywide)
Tyler Place CDC Home Ownership Program II (\$410,000)	-phase II of affordable housing program (Vine City)
Weatherization Assistance Program (\$350,000)	-energy-related home repairs (CDIA)

Homeless Facilities

Milton Avenue Service Center Improvements (\$250,000)	-renovate transitional housing/service center for homeless individuals/families (202 Milton Avenue)
Peachtree/Pine Phase I (\$700,000)	-renovate homeless facility (96 Pine Street)

Social Services

Adult Day Care (\$30,000)	-day services for elderly (Citywide)
Alternate Life Paths (\$63,500)	-programs for homeless/at-risk youth (Citywide)
Athletes Supporting Kids (\$22,097)	-emergency/transitional housing/services for juveniles (Citywide)
Atlanta Children's Shelter Aftercare Services (\$20,000)	-daycare center for children in homeless families (Citywide)
Atlanta Enterprise Center (\$58,000)	-job-related services for homeless (Citywide)
Bell Hall (\$50,000)	-transitional housing for pregnant homeless women (Citywide)
Boulevard House (\$15,000)	-emergency housing for homeless families (Citywide)
Café 458 (\$27,400)	-support services for homeless (Citywide)
Cascade House (\$15,000)	-emergency housing for homeless women and children (Citywide)
City Women/Children's Shelter (\$93,550)	-emergency shelter for homeless women and children (Citywide)
Communities In Schools (\$45,000)	-support services for alternative education for at-risk youth (St. Luke's Academy-West End))
Compeer Atlanta (\$12,000)	-mentors for mentally ill, disabled, elderly, homeless (Citywide)
Covenant Community (\$10,000)	-transitional housing and substance abuse services for homeless men in recovery (Citywide)
Family Resettlement (\$20,000)	-supportive services for newly arrived homeless families (Citywide)
Food Bank (\$50,400)	-collection/distribution of food to programs serving hungry (Citywide)
Furniture Bank (\$78,000)	-furniture/household items for homeless as they are housed (Citywide)
Genesis Shelter (\$15,000)	-shelter for homeless families with newborns (Citywide)
Georgia Law Center on Homelessness/Poverty (<i>Legal Clinic for the Homeless</i>) (\$25,000)	-legal services for homeless (Citywide)
Helping Hands Day Service Center (\$31,183)	-day services for homeless families (Citywide)
Housemate Match (\$20,000)	-pairs elderly homeowners with people needing affordable housing (Citywide)
Housing Counseling (\$40,000)	-comprehensive counseling services (Citywide)
Latin American Association Homeless Project (\$43,067)	-support services for homeless (Citywide)
Legal Services (\$85,300)	-housing-related legal services for poor (Citywide)
Meals On Wheels (\$30,800)	-meals for homebound elderly (Citywide)
Men's Emergency Shelter Program (\$60,094)	-support of winter emergency shelter program (Citywide)
Midtown Assistance Center (\$15,000)	-grants to prevent homelessness (Citywide)
Milton Avenue Service Center Operations (\$135,93)	-pre-transitional housing for men; transitional housing for families (Citywide)
Night Hospitality at Clifton (\$37,000)	-emergency shelter and services for homeless men (Citywide)
Odyssey III (\$59,000)	-transitional housing for men; services and meals

Partnership Against Domestic Violence (\$20,000)	for homeless adults (Citywide)
Project Connect (\$60,000)	-housing placement for victims of domestic violence (Citywide)
Quality Living Services (\$5,000)	-support services for homeless (Citywide)
Samaritan House (\$44,900)	-day services for elderly (SW/NW Atlanta)
	-employment assistance and day services for homeless (Citywide)
Senior/Disability Services(AHA Elderly) (\$25,000)	-support services for frail elderly (Citywide)
Shearith Israel's Shelter/Women (\$12,000)	-night shelter for single homeless women (Citywide)
Steps To Keep One's Own Home (\$15,000)	-grants to prevent homelessness (Citywide)
Stopping Hunger/Hunger Hotline (\$20,000)	-assistance to obtain food (Citywide)
Task Force for the Homeless Hotline (\$55,000)	-24-hour hotline to secure housing for homeless (Citywide)
The Bridge (\$25,000)	-transitional housing/services for abused adolescents (Citywide)
Traveler's Aid Emergency Shelter (\$30,000)	-emergency financial assistance/temporary housing placements for homeless families (Citywide)
Traveler's Aid Transitional Housing (\$15,000)	-transitional housing for homeless families (Citywide)
Trinity Community Ministries/Project Community Connections (\$11,100)	-counselor at Project Community Connections Day Center for chronically homeless/substance abusers (Citywide)
Trinity House/Lodge (\$13,516)	-transitional housing for homeless men (Citywide)
Wesley Senior Citizen Program (\$96,752)	-comprehensive program for senior citizens (Citywide)
Young Adult Guidance Center (\$45,000)	-transitional housing/services for homeless young males (Citywide)
Youth Counseling (\$70,000)	-counseling for youth and their families (Citywide)

Job Training

Achor Jobs Development (\$30,000)	-vocational counseling/referrals for homeless women (Citywide)
Bobby Dodd Industries (\$30,000)	-on-the-job training and placement for severely physically disabled (Citywide)
Employment Readiness Center (\$136,236)	-job readiness and employment skills training (Citywide)
Latin American Association Jobs Program (\$56,700)	-pre-employment skills training and placement (Citywide)
Project Connect Employment (\$20,000)	-career counseling and referrals for the homeless (Citywide)
Steps To Keep One Employed (\$20,000)	-support to obtain/retain employment (Citywide)
Support To Employment Program (\$30,000)	-job readiness and employment skills training (Citywide)
United Cerebral Palsy Mentor Employment (\$30,900)	-specialized on-the-job training for severely handicapped (Citywide)

Economic Development

Atlanta One Stop Capital Shop (\$92,374)	-technical assistance for neighborhood business districts (Citywide, outside Empowerment Zone)
BILF Administration (\$190,000)	-administration of revolving loan fund for businesses (CDIA)
Enterprise Development Project (\$100,000)	-technical assistance for businesses (CDIA)
Metropolitan Neighborhood Development Corp. (\$80,000)	-Stewart Ave. Redevelopment Plan implementation(Metropolitan Parkway area)
Section 108 Debt Retirement-MLK/ Ashby (\$270,275)	-fourth payment of loan for the MLK/ Ashby commercial corridor (MLK/ Ashby)
Section 108 Debt Retirement-Municipal Market (\$327,850)	-seventh payment of loan for the Sweet Auburn Curb Market (209 Edgewood Ave.)
Section 108 Debt Retirement-Summerhill (\$185,020)	-4 th payment of loan for Summerhill Urban Redevelopment Project (Summerhill)
WEDA Entrepreneurial Seminar Series (\$27,000)	-technical assistance for female-owned small businesses (Citywide)
Women's Economic Self-Sufficiency Program (\$60,000)	-assists women in starting businesses (Citywide)

Environmental/Community Facilities

Arthur Langford Recreation Center (\$250,000)	-design for addition to City recreation center (Joyland)
Cabbagetown Park Initiative (\$100,000)	-acquisition/ design for passive park (Cabbagetown)
Citywide Sidewalk Program (\$1,424,985)	-sidewalks at CD-eligible locations (Citywide)
Daniel Stanton Park (\$800,000)	-park reconstruction (Peopletown)

Planning and Administration

CDBG Indirect Cost Recovery (\$650,000)	-recovery to City General Fund of costs associated with the implementation of the CDBG/ESG programs (Citywide)
CDBG Program Administration (\$1,249,616)	-administrative costs for City staff to implement CDBG, ESG, and HOME programs (Citywide)
CHDO/CBDO Operating Grants (\$240,000)	-operating grants for community housing non-profits (Citywide)
Community Design Center (\$133,551)	-planning and design assistance for non-profits and low-income neighborhoods (Citywide)
HOME Administration (\$362,600)	-partial administrative costs for City staff to implement HOME program (Citywide)
Joint Venture In Fair Housing (\$85,000)	-fair housing enforcement (Citywide)
Pathways Community Network (\$20,000)	-Internet collaborative system to connect social services (Citywide)

HOPWA (Metro-wide program serving people living with HIV/AIDS)

AESM House (\$95,760)	-transition housing for homeless men (Citywide)
AID Atlanta-Housing Case Management (\$194,586)	-on-site case management at housing facilities; support services (Citywide)
AID Atlanta-Moreland & Glendale Housing (\$10,829)	-supports 2 facilities for people with substance abuse problems (Citywide)
AID Gwinnett (\$223,500)	-case management, outreach, emergency assistance, transportation, meals (Gwinnett, Rockdale, Newton)

CARP: Project Rise (\$187,592)	-residential addiction treatment (Metro-wide)
Childkind Foster Care (\$70,665)	-recruitment/support of foster parents for AIDS-affected children (Metro-wide)
Cobb HOPWA/Board of Health (\$111,511)	-case management, health services, referrals (Cobb, Douglas)
Cobb HOPWA/MUST (\$119,775)	-housing, food, emergency assistance (Cobb, Douglas)
DeKalb County Board of Health (\$75,036)	-substance-abuse recovery, transportation and housing assistance (DeKalb, Fulton)
Furniture Bank/HOPWA (\$45,800)	-furniture/household items for homeless persons as they are housed (Metro-wide)
Home But Not Alone/Housemate Match (\$62,333)	-pairs homeowners with people needing affordable housing (Metro-wide)
HOPWA Administration (\$102,210)	-grant program administration (Metro-wide)
Hospice Atlanta/VNHS (\$110,212)	-in-home medical case management and facility-based hospice care (Metro-wide)
Jerusalem House Family Program (\$157,500)	-permanent housing for women with and their children (Metro-wide)
Jerusalem House Single Adults Program(\$157,500)	-permanent housing facility (Metro-wide)
Legacy House (\$138,875)	-permanent housing for medically frail persons with AIDS (Atlanta, Fulton)
Legacy Village (\$167,875)	-permanent housing facility (Atlanta, Fulton)
Living Room (\$80,699)	-long-term tenant-based rental assistance and short-term emergency financial assistance (Metro-wide)
Matthew's Place (\$165,375)	-long-term transitional housing for homeless (Metro-wide)
Our Common Welfare Housing/DeKalb (\$175,894)	-transitional housing for homeless in substance-abuse recovery (Metro-wide)
Our Common Welfare Housing/Fulton (\$65,382)	-transitional housing for homeless in substance-abuse recovery (Metro-wide)
Project Assist (\$150,000)	-permanent housing and addiction treatment for homeless women (Metro-wide)
Reserve: Long-Term Rental Assistance (\$345,541)	-reserved for high priority needs, housing and long-term rental assist. (Metro-wide)
The Edgewood: Facility Operations (\$145,700)	-operational costs for permanent housing facility (Metro-wide)
The Edgewood: Supportive Services (\$173,875)	-support services for permanent housing facility (Metro-wide)
William Holmes Borders Aftercare (\$72,975)	-residential substance-abuse recovery support for men (Atlanta, Fulton, DeKalb)

Estimated Completion Dates and Local Objectives Addressed for 2000 Projects

The chart below provides estimated completion dates for the 2000 Annual Action Plan projects. Dates assume timely receipt of grant funds by the City. The legend provides a key to Local Objectives codes.

CDBG Projects	Estimated Completion Date	Local Objective Code(s)
HOUSING		
Care and Conserve	12/31/01	I.A
Community Housing Resource Center's Emergency Repairs	12/31/01	I.A,C
Fulton/Atlanta Land Bank Authority	12/31/01	I.A,B
Habitat for Humanity Property Acquisition	12/31/01	I.B
Homeownership Assistance Program	12/31/01	I.B
Housing Code Inspection	12/31/01	I.C
Housing Demolition/Reclamation	12/31/01	I.C
Housing Rehabilitation Administration	12/31/01	I.A,B,C,D
Housing Weatherization	12/31/01	I.A
Multi-Family Housing Loan Program	12/31/01	I.A
Project Extend	12/31/01	I.A
Smoke Detector Program	12/31/01	I.A
Tyler Place CDC Home Ownership	12/31/01	I.B
HOMELESS FACILITIES		
Joe's Place Renovation	12/31/01	II.A
Milton Avenue Service Center Improvements	12/31/01	II.A
Peachtree/Pine Phase I	12/31/01	II.A
St. Jude's Women Treatment Facility	12/31/01	II.A
Transition House Acquisition	12/31/01	II.A
ECONOMIC DEVELOPMENT		
Atlanta One Stop Capital Shop	12/31/01	III.B,D
BILF Administration	12/31/01	III.B,C,D
Enterprise Development Project	12/31/01	III.C,D
Metropolitan Neighborhood Development Corporation	12/31/01	III.B,C,D
MLK/ Ashby Section 108 Loan Repayment	12/31/01	III.C,D
Municipal Market Section 108 Loan Repayment	12/31/01	III.D
Summerhill Section 108 Loan Repayment	12/31/01	III.D
WEDA Entrepreneurial Seminar Series	12/31/01	III.B
Women's Economic Self-sufficiency Program	12/31/01	III.B
ENVIRONMENTAL/COMMUNITY FACILITIES		
Arthur Langford Recreation Center	12/31/01	IV.A
Cabbagetown Park Initiative	12/31/01	IV.C
Citywide Sidewalk Program	12/31/01	IV.A,C
Daniel Stanton Park Reclamation/Replacement	12/31/01	IV.A
JOB TRAINING		
Achor Center Job Development Program	12/31/01	V.E
Bobby Dodd Industries	12/31/01	V.E
Employment Readiness Center	12/31/01	V.E
Latin American Association Jobs Program	12/31/01	V.E
Project Connect's Homeless Employment Services	12/31/01	V.E
Steps To Keep One Employed	12/31/01	V.E
Support To Employment Program	12/31/01	V.E
United Cerebral Palsy Mentor Employment Program	12/31/01	V.E

SOCIAL SERVICES		
Adult Day Care	12/31/01	V.C,D
AHA Elderly Services	12/31/01	V.C,D
Alternate Life Paths	12/31/01	V.C
Athletes Supporting Kids	12/31/01	V.B,C
Atlanta Children's Shelter	12/31/01	V.C
Boulevard House	12/31/01	V.B,C
Café 458	12/31/01	V.A,C
Cascade House	12/31/01	V.A,B,C
CCMA Sheltering Coordinative Services	12/31/01	V.A,B,C
Communities In Schools	12/31/01	V.C
Compeer Atlanta	12/31/01	V.C,D
Covenant Community	12/31/101	V.A,B,C
Family Resettlement Program	12/31/01	V.A,B,C
Food Bank	12/31/01	V.C
Furniture Bank	12/31/01	V.A,C
Genesis Shelter	12/31/01	V.A,C
Helping Hands	12/31/01	V.A,B,C
Housemate Match	12/31/01	V.B,C,D
Housing Counseling	12/31/01	I.B,D
Latin American Association Homeless Resource Project	12/31/01	V.A,B,C,D
Legal Clinic for the Homeless	12/31/01	V.A,B,C,D
Legal Services	12/31/01	V.B,C,D
Meals On Wheels	12/31/01	V.C,D
Men's Emergency Shelter	12/31/01	V.A,C
Midtown Assistance Center	12/31/01	V.C,D
Milton Avenue Center	12/31/01	V.A,B,C
Moreland Avenue Women's & Children's Shelter	12/31/01	V.A,B,C
Odyssey III	12/31/01	V.A,B,C
Partnership Against Domestic Violence	12/31/101	V.A,B,C
Project Connect	12/31/01	V.A,B,C
Quality Living Services	12/31/01	V.C,D
Samaritan House	12/31/01	V.A,B,C
Shearith Israel Shelter for Women	12/31/01	V.A,B,C
St. Luke's Renewal Project	12/31/01	V.A,B,C,D
Steps To Keep One's Own Home	12/31/01	V.C,D
Task Force For The Homeless 24-Hour Hotline	12/31/01	V.A,B,C
Task Force for the Homeless Outreach Program	12/31/01	V.A,C
The Bridge	12/31/01	V.A,C
Trinity Community Ministries/Project Community Connect	12/31/01	V.A,C
Trinity House/Lodge	12/31/01	V.A,C
Wesley Senior Citizen Program	12/31/01	V.C,D
Young Adult Guidance Center	12/31/01	V.A,C
Youth Counseling	12/31/01	V.C

PLANNING		
Community Design Center	12/31/01	N/A
Joint Venture In Fair Housing	12/31/01	I.D
Pathways Community Network	12/31/01	N/A

EMERGENCY SHELTER GRANT Projects		
AEC Employment Opportunities Development Program	12/31/01	V.A,C
Bell Hall	12/31/01	V.A,C
City Women and Children's Shelter	12/31/01	V.A,C
Furniture Bank	12/31/01	V.A,C
Milton Avenue Men's and Families' Service Center	12/31/01	V.A,C
Night Hospitality at Clifton	12/31/01	V.A,C
Partnership Against Domestic Violence	12/31/01	V.A,C
Traveler's Aid Emergency Shelter Program	12/31/01	V.A,C
Traveler's Aid Transitional Housing	12/31/01	V.A,C

HOPWA Projects		
AESM House	12/31/01	VII.B
AID Atlanta-Emergency/Transitional/Long Term Assistance	12/31/01	VII.A,B
AID Atlanta-Housing Case Management	12/31/01	VII.D
AID Atlanta-Moreland and Glendale Housing	12/31/01	VII.B
AID Gwinnett	12/31/01	VII.B,D
AIDS Legal Project	12/31/01	VII.D
CARP-HIV Addiction Treatment Program	12/31/01	VII.B
Childkind Daycare	12/31/01	VII.D
Childkind Foster Care	12/31/01	VII.D
City of Atlanta HOPWA Administration	12/31/01	N/A
Cobb County HOPWA/Board of Health	12/31/01	VII.D
Cobb County HOPWA/MUST	12/31/01	VII.B,D
Dekalb County Board of Health	12/31/01	VII.B,D
Furniture Bank/HOPWA	12/31/01	VII.B,D
Hospice Atlanta/VNHS	12/31/01	VII.B,D
Housemate Match/HOPWA	12/31/01	VII.A
Jerusalem House Program for Single Adults	12/31/01	VII.B
Jerusalem House Women and Children	12/31/01	VII.B
Legacy House/Southside	12/31/01	VII.B
Legacy Village/Southside	12/31/01	VII.B
Living Room	12/31/01	VII.A
Matthew's Place/Operations	12/31/01	VII.B
Our Common Welfare/Dekalb Housing Support	12/31/01	VII.B
Our Common Welfare/Fulton Housing Support	12/31/01	VII.B
Positive Impact	12/31/01	VII.D
Project Open Hand	12/31/01	VII.D
The Edgewood/Operations	12/31/01	VII.B
The Edgewood/Supportive Services	12/31/01	VII.B,D
Unallocated Reserve for Rental Assistance	12/31/01	N/A
William Holmes Borders After Care	12/31/01	VII.B

HOME Projects		
CAMP's Superblock, Phase IV	12/31/01	I.A
CHDO/CBDO Operating Grants	12/31/01	I.A,B,C
English Avenue Lindsay Street Corridor	12/31/01	I.B,C
HOME Administration	12/31/01	I,A,B,C,D
Multi-Family Housing Loan Program	12/31/01	I.A,B
Owner-Occupied Housing Rehab Program	12/31/01	I.A
Tyler Place CDC Home Ownership	12/31/01	I.A,B

LOCAL OBJECTIVE CODES

CODE	LOCAL OBJECTIVES FOR:
	Housing (CDBG and HOME)
I.A	Improve existing housing stock
I.B	Increase new housing opportunities
I.C	Support neighborhood preservation and development
I.D	Support other affordable housing initiatives
	Homeless Facilities
II.A	Support Programs that meet objectives of Homeless Assistance Plan
	Economic Development (CDBG)
III.A	Support activities which benefit l/m income persons through job creation
III.B	Support activities which benefit l/m income persons through minority and female-owned business development
III.C	Encourage private sector investment in l/m income neighborhoods
III.D	Develop commercial districts within priority/ targeted neighborhoods
	Environmental/Community Facilities (CDBG)
IV.A	Support new/improved facilities and infrastructure in areas which are significantly underserved
IV.B	Support facilities for which long-term operational funding is secure
IV.C	Support capital projects which have major impact
IV.D	Support preservation/revitalization activities in l/m income neighborhoods
	Social Services (CDBG)
V.A	Support programs that meet objectives of Homeless Assistance Plan
V.B	Support programs that provide and/or connect individuals with affordable housing
V.C	Assist programs that support basic life needs
V.D	Support programs that enable people to remain in their homes
V.E	Support job training, employment readiness, and placement assistance for unemployed and under-employed residents
	Special Needs/Handicapped & Historic (CDBG)
VI.A	Support projects that increase service capacity of CDBG funded activities, for handicapped and disabled and to provide comprehensive accessibility
VI.B	Support preservation of publicly-used structures of historic/architectural significance, which are located in low-income areas
	HOPWA Grant
VII.A	Increase permanent housing options
VII.B	Strengthen and preserve existing housing HIV/ AIDS programs.
VII.C	Create a viable HIV/ AIDS housing system
VII.D	Build system linkages
	Emergency Shelter Grant (ESG)
	See CDBG Social Service Objectives
	HOME
	See CDBG Housing Objectives

D. Geographic Distribution:

The City of Atlanta census tracts with 51% of those with 80% or less of SMSA median income., which comprise the Community Development Impact Area (CDIA). Activities taking place in these areas may be eligible as area-benefit or direct benefit, depending on the nature of the project. Projects which impact low and moderate income Atlantans may also take place outside the CDIA. The large majority of CDBG, ESG and HOME funded activities take place within the CDIA, but the City's large housing programs are open to low and moderate income citizens throughout the City. The Housing Opportunities for Persons with AIDS (HOPWA) program funds activities throughout the metro-Atlanta area. It is the policy of the HOPWA program to provide resources to enable persons living with HIV/AIDS to access resources in the jurisdictions in which they live, to the extent possible.

The CDBG Business Improvement Loan Program (BILF) has established criteria for the selection of commercial areas which are eligible for BILF assistance. The following 16 commercial areas are eligible under this program: Auburn Avenue, Bankhead Highway, Campbellton Plaza, Cascade Road, Dill Avenue, East Atlanta, Empowerment Zone, Georgia Avenue, Heart of Atlanta, Kirkwood, Memorial Drive, MLK/Ashby, Pryor Road, Stewart-Lakewood, Techwood Park, and West End/Westview. The Special Commercial Facade and Code Improvement Program is a component of the BILF Program targeted to 6 commercial areas: Auburn Avenue, Bankhead Highway, Georgia Avenue, Kirkwood, Lakewood/Jonesboro, and MLK/Ashby.

The City has also adopted 32 housing enterprise zones and 6 residential/mixed use enterprise zones. These zones are identified in the City's Comprehensive Development Plan. The City has 2 industrial enterprise zones: the Atlanta Industrial Park and the Southside Industrial Park. Both parks are complete and were financed with CDBG grants and Section 108 loans, which have been repaid.

Since 1995, new redevelopment plans have been completed for: Butler/Auburn, English Avenue, Jonesboro Road, Mechanicsville, Old Fourth Ward, Peoplestown, Pryor Road Corridor, Simpson Road, and Stewart Avenue.

E. Homeless and Other Special Needs Categories

The City provides assistance to both homeless facilities and homeless service programs. In the 2000 program, the City's capital projects include acquisition of a addiction-treatment residence for homeless women, acquisition of a post-treatment 6-bed house for men in recovery, renovations to the Milton Avenue Service Center, and handicapped-access improvements to a new 9-bed transitional housing facility. Service projects include emergency sheltering and transitional housing programs serving subpopulations including families, persons in recovery, and youth, and supportive service programs providing employment assistance, child care, financial and furniture assistance, counseling and case management. Detailed information on specific projects can be found in the HUD Table 3 forms in Appendix D.

F. Other Actions To Meet Underserved Needs

1. Obstacles To Meeting Needs:

The Atlanta Outreach Consortium conducted a survey in August 1999 to identify "affordable housing obstacles and solutions." Forty respondents considered the following conditions as major barriers and threats to new and existing affordable housing: cost of housing and land, community resistance, gentrification and rising taxes, insufficient funding, the City's zoning policies, and the City's permitting and approval processes.

Other barriers to the development of new affordable housing units include: inadequate venture capital, construction loans, and permanent financing; limited development capacity of nonprofits to produce housing; high development costs; increased land costs attributable to commercial development; and the need for a

standardized and simplified system for financing and delivering affordable housing. An additional problem is that financial institutions seem reluctant to finance multi-family developments and housing for special needs populations, particularly if they are to be located in low-income neighborhoods.

Obstacles to meeting other underserved needs may result from many factors. Several obstacles which are often mentioned are: limited financial resources, community opposition to services/facilities within their neighborhoods, inadequate capacity by non-profit agencies to implement projects, and lack of communication network to maximize limited resources. The City will continue to work with other jurisdictions, agencies and citizens to address these concerns.

The City's actions to address underserved needs during the 2001 Action Year are presented in HUD Table 3's and 3A's as provided in Volume 2.

2. Public Housing:

Appendix C: Comprehensive Grant Agreement provided by the Atlanta Housing Authority

G. Program Specific Requirements *See Volume 2: HUD Table 3's and 3A's.*

V. CERTIFICATIONS (*Section 91.225*) *See Volume 2*

VI. MONITORING (*Section 91.230*)

The City has set forth standards and procedures to monitor activities carried out in accordance with this Plan. These standards and procedures ensure project as well as programmatic compliance with local and federal requirements.

Project monitoring is carried out through a two-tiered program, implemented cooperatively by the Grants Management Office and the implementing bureaus:

Monitoring responsibilities of the implementing bureaus include: on-site monitoring at least once during the contract period, and more frequently as required; development of contracts which include performance reporting criteria; and, for direct service projects, review/monitoring of standard performance and beneficiary forms to determine accuracy and compliance with contract goals and requirements. In addition, all direct service contractors must provide year-end data and narrative reports and up-to-date audit reports, and are now required to develop and maintain agency standard operating procedures. These requirements will be reviewed by the City's monitor during site visits.

The Grants Management Office monitoring responsibilities include: review of performance data provided by implementing bureaus to assess program performance and entry of data into the IDIS system; periodic site visits to provide technical assistance and identify areas of concern to be addressed; work with implementing bureaus to formulate solutions to identified problems; and provision of periodic reports to the Commissioner of the Department of Planning, Development and Neighborhood Conservation regarding program and project developments/issues.

The City's contract compliance procedures provide for outreach to minority businesses and have been successful in ensuring that minority businesses have access to contracts funded with all City resources. The City has been successful in this effort and a significant portion of City funds are awarded to minority contractors. The City intends to continue with its efforts in this area.

The comprehensive planning requirements of the Consolidated Plan are included in the City's annual Consolidated Plan Citizen Participation document. These requirements are addressed through coordination of the City's Comprehensive Development Plan process and additional activities directly related to the Consolidated Plan requirements.

To comment on Atlanta's Consolidated Plan, please contact Grants Management at
(phone) 404-330-6112 or (FAX) 404-658-6249.